



Offers Over £110,000

7 Glendale

Leven, KY8 5BG



DELMOR

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Glendale

Leven, KY8 5BG

A stunning upper MAISONETTE APARTMENT, modernised to the highest of levels and in TRUE MOVE IN CONDITION, accommodation at first floor level comprises: Hall, beautifully appointed lounge, fabulous remodelled kitchen with most appliances included, completely redesigned family bathroom with bath/shower combination, separate upgraded cloakroom WC, bedroom three and a fourth occasional bedroom/office. The upper floor accommodates two further large double bedrooms. Garden to the rear. A Fabulous property. Viewing strictly by appointment.





Hall

Access to this stunning family home is from an external staircase then through an attractive oak effect UPVC external door with pattern glazed insert. The spacious hall has high end replacement internal doors leading to the lounge, family bathroom, cloakroom WC, Bedroom Three and the fourth occasional bedroom/office. Staircase rises to the upper level. Slide out under stair storage. Fresh modern decor. Quality laminate flooring.

Lounge

A beautifully appointed public room, positioned to the rear of the property with window formation offering views over the roof tops of Leven. Tasteful professional feature wall decor. Cupboard allows for storage. Ceiling with down lighters and coving. High end replacement doors lead to the hall and kitchen.



Kitchen

The superb remodelled kitchen offers and excellent supply of fabulous contrasting floor and wall storage units, drawer units, pull out larder style storage, granite effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps, integrated eye level microwave oven, conventional fan assisted oven and four burner gas hob with modern glazed and chrome finished extractor. Integrated and concealed washing machine. Space for American style fridge freezer (Included) Tiled flooring. Down lighters to the ceiling. Double aspect windows look to both the side and rear.

Family Bathroom

The Family Bathroom has been tastefully redesigned and is extensively tiled, three piece suite comprises low flush WC, pedestal wash hand basin and "P" style bath/shower combination with wall mounted thermostatically controlled shower with curving shower screen. Down lighters to the ceiling.

Bedroom Three

A good sized double bedroom with window formation looking to the side of the property. Quality laminate flooring. Down lighters to the ceiling.



Occasional Bedroom (Bedroom 4) / Home Office

Sizes taken at floor level and includes the heavy coombe of the ceiling. Velux window formation looks to the front. This room could form a Home Office or occasional bedroom.

Cloakroom WC

Superbly designed and beautifully finished, the Cloakroom WC has two piece suite comprising low flush WC and pedestal wash hand basin. Ample modern vanity cupboards. Down lighters to the ceiling.

Upper Floor

Stairs and Landing

The staircase rises to the upper level. The landing offers access to bedrooms one and two. Cupboard allows for storage. Ceiling hatch access a small loft space.

Bedroom One

An excellent sized double bedroom, positioned to the front of the property with window formation over looking Glendale. Cupboard allows for storage. Down lighters to the ceiling. Sizes include the coombe of the ceiling. Laminate flooring.

Bedroom Two

A second generous sized double bedroom, window formation looks to the side of the property. Down lighters to the ceiling. Laminate flooring.

Garden

The property has an enclosed garden area to the rear of the property. Mainly laid to grass, raised decking area. Bin storage and timber sheds.

Heating and Glazing

Gas central Heating, Double glazing

Contact Details

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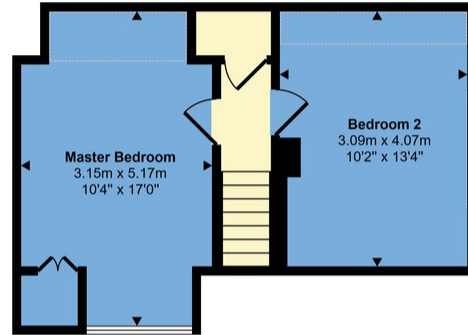
Approx Gross Internal Area
98 sq m / 1056 sq ft



Ground Floor
Approx 65 sq m / 705 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 33 sq m / 352 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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