



Offers Over £124,000
95 Ashgrove


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Ashgrove

Methilhill, Leven, KY8 2DY

Nestled in a quiet residential area of Methil, this well-presented 3-bedroom end-terrace property offers the perfect blend of comfort, space, and convenience. Ideal for families, or first-time buyers, the home boasts generous living accommodation and a private garden, all within easy reach of the new railway station, the Primary School and other local amenities. Comprises: Hall, Bright spacious lounge, open plan dining area, modern kitchen, three excellent sized double bedrooms, and remodelled shower room. Gardens, Gas central heating, Double Glazing. Viewing by appointment.





Hall

Access to this lovely family home is through an attractive wood finish UPVC external door with pattern glazed insert. The hall has internal doors to the lounge and kitchen. Stairs rise to the upper level. Cupboard allows for storage.

Lounge

The well appointed lounge exudes comfort and spaciousness, offering a warm and inviting atmosphere ideal for both relaxation and entertaining. Large window formation looks to the front of the property.

Dinning Area

The dining area flows effortlessly from the lounge, creating a harmonious open-plan layout that enhances both space and connectivity. Window formation looks to the rear.



Kitchen

The modernised kitchen enjoys a supply of sleek white floor and wall storage units, warm wood effect countertops with inset sink, drainer and mixer taps. Space for slot in cooker (included) overhead pull out extractor, plumbing for washing machine and slim line dishwasher. Wood effect flooring. Window formation and external door exit to the rear garden.

Upper Floor

Stairs and Landing

Staircase with half turn rises to the upper level. The landing leads to the shower room and all three double bedrooms.

Bedroom One

This double bedroom is positioned to the front and enjoys a peaceful outlook over the quiet cul-de-sac. Tasteful neutral decoration.

Bedroom Two

The second double bedroom is again positioned to the front of the property with window formation over looking the quiet peaceful cul de sac.



Bedroom Three

The third bedroom is positioned to the rear with window formation over looking the well planned rear garden. Built in wardrobes with mirror sliding doors.

Shower Room

The redesigned shower room is tiled throughout, three piece suite comprises low flush WC and wash hand basin set into a tasteful vanity unit plus a curving shower compartment with wall mounted shower, ladder style heated towel rail. Opaque glazed window.



Gardens

The front garden is attractively paved, offering a low-maintenance and practical outdoor space that enhances the home's curb appeal. The rear garden comprises a large timber deck seating area, lawn, timber shed and additional Gazebo seating area all enclosed within high fencing offering a great deal of privacy.

Heating and Glazing

Gas central heating. Double glazing.

Contact Details

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SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.



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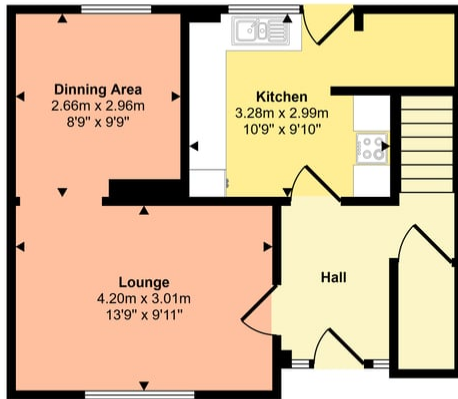
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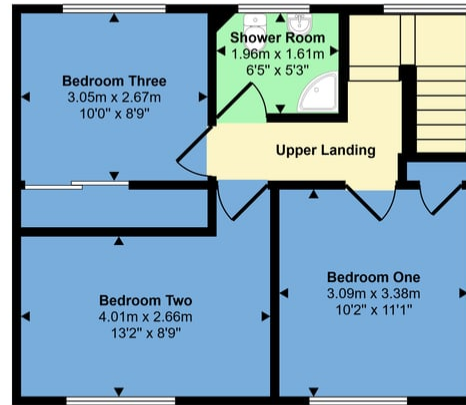




Approx Gross Internal Area
88 sq m / 949 sq ft

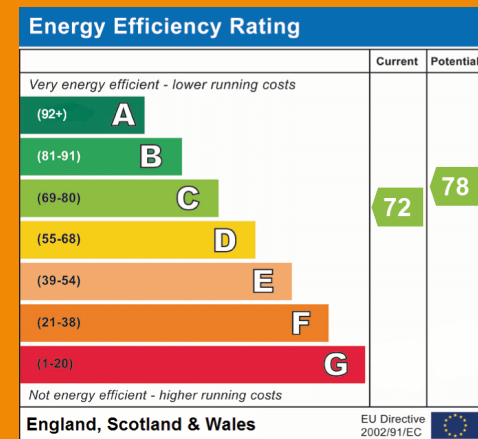


Ground Floor
Approx 43 sq m / 459 sq ft



First Floor
Approx 46 sq m / 491 sq ft

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.



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