



Offers Over £164,950
39 Cowley Street


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Cowley Street

Methil, Leven, KY8 3QQ

A fabulously appointed, recently renovated EXTENDED DETACHED COTTAGE boasting fabulous landscaped gardens with extensive raised split level terrace, summer house and workshop. Accommodation comprises at ground floor level: Vestibule, Hall, open plan dining room, superbly appointed lounge, remodelled kitchen, superb redesigned shower room and large double bedroom. The whole of the upper floor accommodates the second bedroom. An outstanding family home.





Vestibule

Access to the property is through a quality replacement composite external door with opaque glazed insert. The Vestibule enjoys modern tiled flooring, A modern oak and glazed internal door leads to the hall and open plan dining room.

Hall

The hall leads to the open plan dining room. Double internal French style oak and glazed doors lead to the lounge. Further doors lead to the shower room and bedroom one.

Open Plan Dining Room

Previously a bedroom, but now entirely open plan to the hall, large enough for a good sized dining room table. The staircase rises to the upper level. Double external French style doors plus an additional glazed door open onto the raised decked terrace and accesses the beautifully landscaped garden as well as offering views to the open land and woodland beyond. Quality polished American oak laminate flooring flows through the dining room, Hall, lounge and bedroom one.



Lounge

A superbly presented public room with replacement UPVC window over looking Cowley Street. Attractive feature wall decoration. Recessed display alcove.

Kitchen

The kitchen has been tastefully remodelled and is wet walled throughout, enjoying a good supply of high end floor and wall storage units, with solid block wood wipe clean work surfaces with traditional Belfast sink and contemporary mixer taps. Integrated fan assisted electric oven, four burner gas hob and jet finished chimney style extractor. Integrated and concealed dishwasher. Plumbing for automatic washing machine. Replacement UPV windows offer these great views over the garden, the open land and woods.

Bedroom One

Located on the ground floor to the front of the property with replacement UPVC window formation over looking Cowley Street, this superbly presented, superior sized double bedroom has built in wardrobes extending along the greater part of one wall. Quality polished American oak finished laminate flooring. Tasteful decoration.



Shower Room

The shower room has been beautifully redesigned, and enjoys extensive split faced over sized tiling, three piece suite comprises low flush WC, modern wash hand basin set upon an attractive vanity with upper vanity cupboards and individually lit mirror, plus a superb oversized double shower compartment with thermostatically controlled shower and glazed shower screen. Modern panelled and mirrored ceiling.

Upper Level

Stairs

The stairs rise to the upper level.

Bedroom Two

The second bedroom takes up the whole of the upper floor. Two large Velux windows allow for natural light and enjoy a great outlook.. Walk in wardrobe/dressing room.

Garden

The garden has been thoughtfully planned and is beautifully landscaped with an extensive split level decked terrace, lawns and utility areas, fabulous gazebo and sitting area plus the work shop and outstanding SUMMERHOUSE. Greenhouse.



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.



MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

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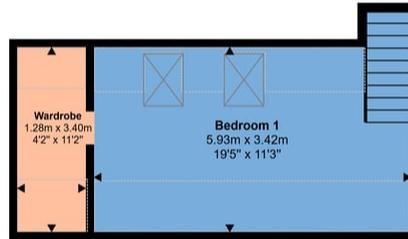
Approx Gross Internal Area
91 sq m / 984 sq ft



Ground Floor
Approx 66 sq m / 708 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 Snappy 360.



First Floor
Approx 26 sq m / 276 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(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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