



Offers Over £275,000
Dumbarnie



DELMOR

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Dumbarnie

Upper Largo, Leven, KY8 6JQ

A charming SEMI DETACHED COTTAGE boasting a fabulous countryside location, this family home is set within its own private garden and enjoys stunning views over fields and woodland, accommodation, at ground floor level comprises: Open Plan Vestibule, Hall, well appointed lounge with triple aspect windows, kitchen dining room with French doors to a concealed terrace, downstairs bedroom and family Bathroom, the upper hall has space for a computer work area and provides access to two further generous sized bedrooms and the upstairs shower room. Beautiful mature gardens with garage. A quality property that must be viewed to be appreciated





Entrance Vestibule

Access to this charming family home is through a panelled and glazed external door. Window formation attract natural light. The Vestibule is open plan to the hall.

Hall

The spacious hall has quality internal doors leading to the lounge, Dining Kitchen, the downstairs Family Bathroom and Bedroom One. Double cupboard offers storage , An attractive exposed pine staircase rises to the upper level.

Lounge

A tastefully appointed public room with triple aspect windows looking to the front (over the beautiful mature gardens) , plus the side and rear boasting views over open countryside. Feature wall decoration



Kitchen Dining Room

An extremely spacious room with the kitchen area boasting an excellent supply of modern beechwood finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps, Integrated eye level double oven and four burner gas hob with stainless steel splash back and pull out extractor. Plumbing for washing machine and dishwasher, Ample space for a good sized dining room table. Window formation looks to one side while double French style doors exit to a further small, private terraced garden.

Downstairs Family Bathroom

The Family Bathroom is extensively tiled, three piece suite comprises low flush WC, pedestal wash hand basin and "P" style bath/shower combination. Tiled flooring.

Bedroom One (Downstairs)

A superior sized double bedroom, positioned on the ground floor to the front of the property with deep double window formation over looking the beautiful mature front garden. Built in shelving and drawer extends along part of two walls.



Upper Level

Stairs and Upper Hall

A classic exposed pine staircase rises to first floor level, the upper hall is presently being utilised as a home office, internal doors lead to the shower room and two further bedrooms.

Bedroom Two

This could be classed as the Main Bedroom, tastefully presented and very spacious. A quadruple Velux window (lower and upper) formation looks to the front of the property and can be adjusted to form a Juliette style balcony, also offers fabulous scenic views. Built in wardrobes with additional open hanging space and display shelving extends along the full length of one wall. Feature wall decoration.

Bedroom Three

A third excellent sized double bedroom with window formation looking to the side of the property and boasting lovely scenic views over fields, woodland and countryside. A low level door leads to an eave storage space.



Upstairs Shower Room

The Upstairs Shower room has three piece suite comprising low flush WC, pedestal wash hand basin and enclosed wet walled shower compartment with thermostatically controlled shower. Velux window formation.

Gardens

The beautiful mature front garden offers a range of both traditional and oriental planting. Parking for one car to the front of the property (A right of access over the neighbours drive is in place) Additional parking could be achieved by relocating the garage.

Additionally there is a further small very private terraced garden with raised flower beds that is accessed from the dining kitchen and again boasts fabulous views

Garage

At present the property has a well maintained timber garage that enjoys both light and power. If the garage was relocated it would allow for further parking.

Heating and Glazing

Calor Gas Central Heating (Tank recently filled)
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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Approx Gross Internal Area
130 sq m / 1398 sq ft



Ground Floor
Approx 79 sq m / 848 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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