



Offers Over £115,000  
7 Brown Crescent



DELMOR

01333 421 816

leven@delmorestateagents.co.uk





# Brown Crescent

Methilhill, Leven, KY8 2DF

A truly fabulously presented family home in MOVE IN CONDITION, located within a popular area of Methilhill, within walking distance of the primary school, local shops, the new railway Station and other amenities. The property has a new REPLACEMENT ROOF and is double glazed with gas combi central heating throughout. Comprises; Spacious tastefully decorated Hall, beautifully presented lounge, Superb Conservatory, modern remodelled kitchen with most appliances integrated, beautifully replanned shower room and two excellent sized double bedrooms, enclosed gardens to the rear and drive to the front allowing off street parking. An outstanding fabulous appointed family home boasting show room presentation







### Hall

Access to this fabulous family home is through an attractively finished panelled and stained glazed external door. The hall offers access to the Lounge and the redesigned shower room. A wide staircase rises to upper level. Under stairs storage area. Quality light oak finished laminate flooring continues through the hall and into the lounge.

### Lounge

A beautifully appointed public room, positioned to the front of the property with window formation over looking the front drive and Brown Crescent, Recessed alcove with cupboard and display shelving. Lowered ceiling with down lighters and coving. Quality oak finished laminate flooring.



### Kitchen

12' 3" x 6' 11" (3.73m x 2.12m)

The Kitchen has been redesigned and superbly modernised, offering beech wood finished floor and a more than ample supply of wall storage units, display cabinets and display shelving. Wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Tiled splash backs. Integrated electric oven, four burner hob and jet finished chimney style extractor. Integrated and concealed dishwasher. Built in wine racks. Lowered ceiling with down lighters and coving. Tiled flooring. Pelmet lighting, concealed work top lighting. Window formation over looks the rear garden. A further door leads to conservatory.

### Conservatory

11' 7" x 9' 11" (3.53m x 3.03m)

The hexagonal effect conservatory is located to the rear of the property. Window formations on all sides with glazed door leading to the rear garden. Laminate flooring. Tasteful neutral décor. Internal wall light and radiator (attached to the main central heating system.)



### Family Shower Room

6' 8" x 5' 5" (2.04m x 1.66m)

The shower room is located on the ground floor. Fully modernised with three piece suite comprising low flush WC with concealed cistern and wash basin set into a tasteful vanity unit with shelving and cupboards, plus wet walled shower compartment with thermostatically controlled shower. Opaque glazed window attracts natural light. Chrome finished ladder style towel rail.

### Upper Floor

#### Stairs and Landing

A wide staircase rises to the upper level. A window at the turn of the stairs allows for natural light. The main landing offers access through oak finished doors to both double bedrooms and a large cupboard with individual window (houses the gas combi boiler). Tasteful decoration, Wall lighting



### Bedroom One

12' 8" x 10' 6" (3.86m x 3.20m)

An excellent sized double bedroom located to the rear of the property with window formation overlooking the enclosed rear gardens. A full range of built in wardrobes with mirror sliding doors extends along the greater part of one wall . Built in drawer unit and display shelving. Ceiling hatch access loft space.

### Bedroom Two

12' 7" x 10' 6" (3.83m x 3.20m)

A further excellent sized double bedroom this time located to the front of the property with window formation over looking the front drive area .Tasteful neutral décor with coving to the ceiling. Recessed alcove with display shelving.

### Garden

Garden grounds to the rear of the property have been designed for easy maintenance mainly laid with decorative stone chips, rotary drying area, and timber shed . The front garden has been converted to form a drive allowing off street parking.

### Heating and Glazing

A brand new roof , gas central heating, quality double glazing,





### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel: 01333 421816  
[www.delmorestateagents.co.uk](http://www.delmorestateagents.co.uk)

### 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.

### FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area  
81 sq m / 875 sq ft



Ground Floor  
Approx 45 sq m / 482 sq ft

First Floor  
Approx 36 sq m / 392 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

52 Commercial Street, Leven, KY8 4LA  
01333 421 816  
leven@delmorestateagents.co.uk