



Offers Over £117,500  
7 Ashgrove



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# Ashgrove

Methilhill, Leven, KY8 2DX

A well maintained and tastefully presented TERRACED FAMILY HOME, positioned on the south western edge of Methilhill and within easy walking distance of Windygates new railway station. Double glazed with gas central heating and new guttering and down pipes, accommodation comprises: Hall, bright spacious lounge, breakfasting kitchen, cloakroom WC, three double bedrooms and redesigned Family Shower Room. Easily maintained gardens, An excellent family home.







### Hall

Access to this family home is through a double glazed and UPVC external door, a matching floor to ceiling window to the side of the door allows for natural light. The hall has internal doors leading to the lounge, breakfasting kitchen and downstairs WC. A wide staircase rises to the upper level. Cupboard allows for storage.

### Lounge

20' 10" x 13' 3" (6.35m x 4.04m)  
A bright spacious room with large window formations over looking both the front and rear allowing an abundance of natural light. Fresh neutral decor

### Breakfasting Kitchen

The breakfasting kitchen has a good supply of light wood finished floor and wall storage units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Tiled splash backs, space for slot in cooker, plumbing for automatic washing machine. Ample space for a good sized breakfasting/dining room table. Window formation and external door exit to the rear garden. The room also houses the "Baxi" gas central heating boiler.



### Cloakroom Wc

This handy downstairs cloakroom WC has two piece suite comprising saniflow WC and wall mounted wash hand basin. Wet walling, modern panelled and mirrored ceiling.

### Upper Floor

#### Stairs and Landing

A wide staircase rises to the upper level, a window at the top of the stairs allows for natural light. The landing has internal doors leading to all three double bedrooms and the redesigned Family Shower Room. Ceiling hatch accesses the attic space.

#### Family Shower Room

7' 1" x 5' 3" (2.16m x 1.60m)  
The family shower room has been redesigned and is extensively wet walled, three piece suite comprises low flush WC, pedestal wash hand basin, and modern double shower compartment with drying area, curving shower screens and thermostatically controlled shower. Opaque glazed window.



### Bedroom One

13' 7" x 9' 3" (4.14m x 2.82m)

An excellent sized double bedroom positioned to the front of the property with double window formation over looking the open grass and bay parking area of Ashgrove. Feature wall decoration.

### Bedroom Two

10' 5" x 10' 5" (3.17m x 3.17m)

The second double bedroom is positioned to the rear of the property with window formation over looking the rear garden and on over countryside as far as the distant Lomond Hills. Feature wall decoration.

### Bedroom Three

10' 10" x 10' 7" (3.30m x 3.23m)

The third double bedroom is again positioned to the front of the property with window formation over looking the bay parking area of Ashgrove. Cupboard offers storage. Feature wall decoration.



### Gardens

The smaller garden to the front of the property is mainly laid to gravel enclosed within wrought iron fencing. A close to the side of the property provides external access to the rear garden. The rear garden is laid to large patio area, lawns and drying green, flagstone paths, greenhouse and shed.

### Heating and Glazing

Gas combi central heating, double glazing, the guttering and down pipes have all been renewed this month.

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
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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.



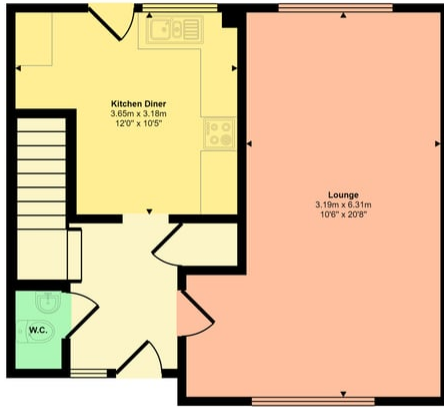
### FREE VALUATION

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  
91 sq m / 984 sq ft



Ground Floor  
Approx 42 sq m / 453 sq ft



First Floor  
Approx 49 sq m / 530 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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