



Offers Over £114,500
11 Donaldson Road


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Donaldson Road

Methil, Leven, KY8 2LB

An excellent opportunity to purchase this spacious three-bedroom family home situated In a quiet Cul De Sac in the popular Methilhill area. Accommodation comprises : entrance hallway, bright spacious lounge, modern breakfasting kitchen, redesigned shower room, Two large double bedrooms and a small single. Gas Central Heating, Double Glazing. Gardens to front and rear. Excellent potential for the discerning First Time Buyer. Viewing is highly recommended





Hall

The property is accessed via the entrance hallway which in turn allows access to the living and family Shower Room, the stairway with timber balustrade rises to first floor landing.

Lounge

A bright spacious public room with window formation over looking the front garden and quiet peaceful cul de sac. Focal point for the room is an attractive display fireplace. Further internal door leads to the kitchen.

Breakfasting Kitchen

The breakfasting kitchen has been remodelled and offers a good supply of modern gloss finished floor and wall storage units, drawer units, display shelves, wood effect wipe clean work surfaces with coordinated wet walled splash backs, inset sink, drainer and mixer taps, space for slot in cooker, plumbing for automatic washing machine. Space for a small breakfasting table. External door and window formation exit to the rear garden.



Family Shower Room

The Family shower room has been tastefully redesigned, three piece suite comprises low flush WC with concealed cistern and wash hand basin set into an attractive vanity plus an enclosed shower compartment with wall mounted electric shower. Opaque glazed window. Vanity cabinet.

Upper Floor

Stairs and Landing

A wide channel lined staircase rises to the upper level. The landing offers access to two large double bedrooms and a small single/home office.

Bedroom One

A superior sized double bedroom positioned to the front of the property with window formation over looking the quiet cul de sac.

Bedroom 2

A second spacious double bedroom, this time positioned to the rear with window formation over looking the rear garden area.



Bedroom Three

The third bedroom is a small single presently being utilised as a Home Office. An attractive circular window looks to the front of the property.

Garden

Gardens to front and rear, the front garden is mainly laid to lawn with timber fence surround. The rear garden again is mainly laid to lawn with paved patio area and timber shed/workshop.

Contact Details

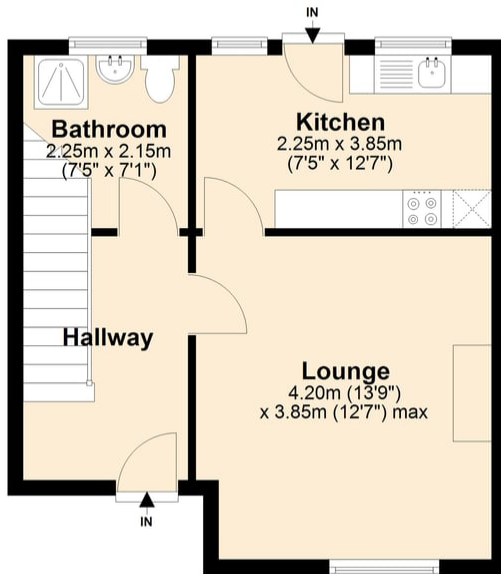
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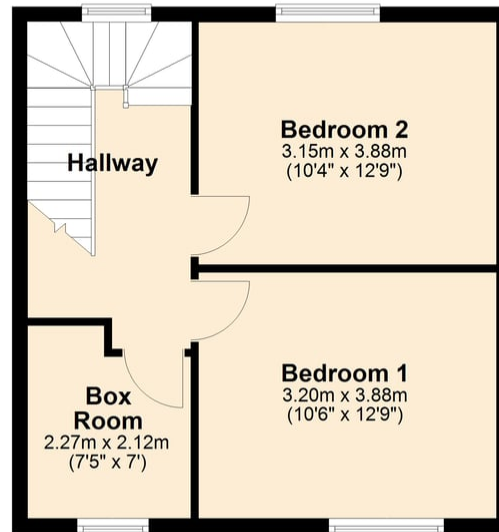
Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 76.7 sq. metres (825.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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