



Offers Over £329,000

1 Inchlaw

Balmullo, KY16 0EA







# Inchlaw

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This spacious DETACHED FAMILY HOME has been superbly maintained and offers excellent presentation throughout. Accommodation at ground floor level comprises: Vestibule, Hall, Lounge with open plan dining room and impressive bay window, breakfasting kitchen with integrated appliances, Utility Room, Fourth Bedroom and Family Bathroom. The upper floor accommodates the master bedroom with ensuite shower room and two further bedrooms (Total four). Garage, Beautiful private enclosed gardens and generous sized drive. A lovely family home in true move in condition.







### Vestibule

Access to this lovely family home is through an a traditional external door with opaque glazed insert. A slit opaque glazed window to the side of the door attracts further natural light. Tiled flooring. Cupboard allows for storage. A further panelled door leads to the hall.

### Hall

The hall offers access to the lounge, kitchen, downstairs bedroom (Bedroom Four) and the family bathroom. Stairs rise to the upper level. Generous under stair display area. Quality laminate flooring.

### Lounge Dining Room

A spacious well presented public room positioned to the front of the property with impressive bay window formation over looking the front garden, quiet cul-de-sac and onto Lucklaw Hill. The open plan dining room is large enough for a large dining table plus additional free standing furniture. A further window looks to the front of the property.



### Breakfasting Kitchen

The breakfasting kitchen offers a good supply of high end floor and wall storage units, drawer units, display shelving, wipe clean work surfaces with inset sink, drainer and mixer taps, integrated eye level oven, four burner gas hob with extractor. Integrated and concealed dishwasher. Recently installed integrated fridge and freezer. Ample space for a good sized breakfasting table. Triple window formation over looks the beautiful enclosed rear garden.

### Utility Room

Accessed from the kitchen, an external door exits to the enclosed rear garden. Built in floor units with complimentary work surfaces. Plumbing for automatic washing machine.

### Bedroom Four

The downstairs bedroom is presently being utilised as an additional sitting room. Cupboard offers storage. Window formation looks to the side of the property.

### Family Bathroom

The family bathroom is tiled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with chrome finished mixer taps and shower fitments. Opaque glazed window. Tiled flooring.



## Upper Level

### Stairs and Upper Hall

The staircase rises to the upper level. A large Velux window formation maximises natural light. The upper hall offers access to three further bedrooms and the family bathroom. Cupboard houses the gas central heating boiler and allows for additional storage.

### Master Bedroom

A superior sized double bedroom positioned to the front of the property. Double window formation over looks the quiet cul de sac, open grassed areas and on to Lucklaw Hill. Built in wardrobes with mirror sliding doors extend along the full length of one wall. A further door leads to the ensuite shower room.

### Ensuite Shower Room

The remodelled ensuite shower room has three piece suite comprising low flush WC, pedestal wash hand basin and enclosed and wet wall shower compartment with thermostatically controlled shower. Tiled flooring. Velux window formation.



### Bedroom Two

The second double bedroom is positioned to the rear with window formation over looking the enclosed rear garden. Cupboard allows for storage.

### Bedroom Three

The third bedroom is again positioned to the rear with window formation over looking the beautiful mature and private garden. Built in wardrobe with mirror sliding doors.

### Garage

The garage is located to the side of the property and has vehicle access through a roller door from the large mono block drive. Pedestrian door and window leads to the rear garden. Light and power.

### Gardens

The garden to the front of the property is of open plan design and laid to manicured lawn surrounded by decorative white stone chips. Large cobble effect mono block drive leads to the garage. (Large enough for three family cars. The enclosed rear garden offers a great deal of privacy, mainly laid to lawn, patio and surrounding shrubberies. Timber shed.





### 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.

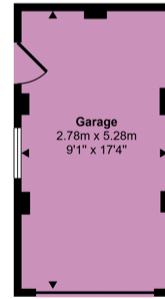
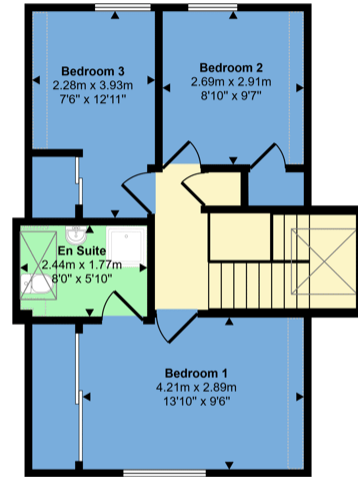
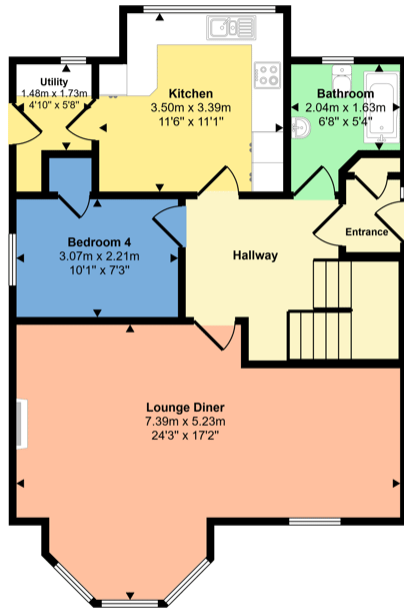
### FREE VALUATION

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  
132 sq m / 1424 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(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	

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