



Offers Over £99,000  
63 Ivy Grove



DELMOR

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# Ivy Grove

Methilhill, Leven, KY8 2ED

A well maintained END TERRACED VILLA, This family home enjoys gas central heating backed up by sealed unit double glazing. Accommodation at ground floor level comprises; Hall, bright spacious lounge, breakfasting kitchen, fabulous modern conservatory. The upper floor accommodated two spacious bedrooms and the remodelled shower room. Gardens with drive and garage. An EXCELLENT FIRST TIME BUY.





### Hall

Access to this family home is through double glazed UPVC external door, the lounge has internal doors leading to the lounge and kitchen. The staircase rises to the upper level.

### Lounge

A bright spacious public room, window formation looks to the front of the property, window formation over looks the front garden and Ivy Grove. Modern UPVC French doors lead to the fabulous Conservatory. Focal point for the room is a display wall mounted fire. Fresh neutral decor.

### Kitchen

Located to the rear of the property kitchen is equipped with ample storage units, wipe clean worksurfaces, Space for small breakfast table. Door egressing to the rear gardens.

### Conservatory

The modern fabulously spacious Conservatory is located to the rear of the property. Window formations and French door exit to the rear garden. Quality wood effect flooring.



## Upper Floor

### Stairs and Landing

The staircase rises to the upper level. The landing allows access to both double bedrooms and the remodelled family shower room.

### Bedroom One

A generous sized double bedroom positioned to the front of the property with two separate window formation over looking Ivy Grove. A range of built in wardrobes extend along the full length of one wall. Two additional cupboard offer extra storage (One also houses the gas combi central heating boiler)

### Bedroom 2

The second double bedroom is positioned to the rear of the property, window formation over looks the well maintained landscaped rear garden.

### Shower Room

The shower room has been remodelled and wet walled throughout. Three piece suite comprises low flush WC, pedestal wash hand basin and double shower area with thermostatically controlled shower plus shower rail and curtain.



### Garage

A timber garage is positioned within the garden to the rear of the property.

### Gardens

The garden to the front of the property is designed for easy maintenance and mainly laid to decorative stone chips and includes a drive offering off street parking. The large gardens to the rear of the property are well tended and included lawns, flagstone paths, flower beds and shrubberies. Timber shed and Timber Garage.

### Heating and Glazing

Gas Combi 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.

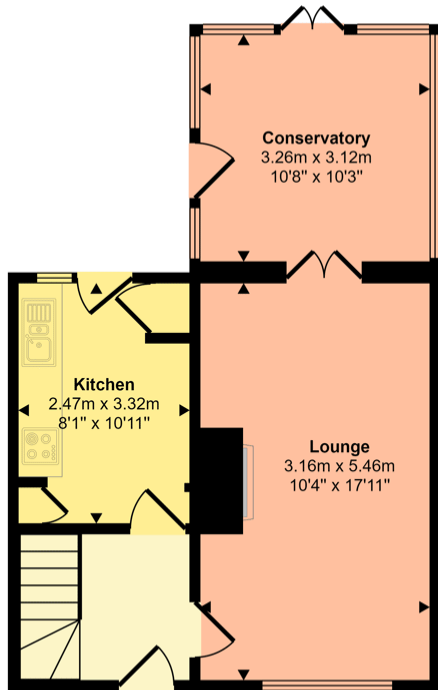
### FREE VALUATION

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.

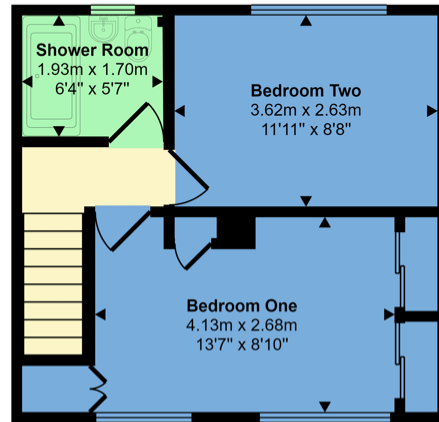




Approx Gross Internal Area  
74 sq m / 795 sq ft



Ground Floor  
Approx 43 sq m / 458 sq ft



First Floor  
Approx 31 sq m / 337 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>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>62</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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