



Offers Over £229,000
21 Swan Street



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Swan Street

Methil, Leven, KY8 3QE

A STUNNING DESIGNER DETACHED FAMILY HOME, newly constructed and boasting a completely unique one off lay out. Quality, Quality, Quality! Presently a two bedroom with the potential and floor space to convert to a three, this beautiful accommodation presently comprises on the ground floor: Open Hall, spectacular open plan living room, dining room luxury kitchen, separate utility room and downstairs Cloakroom WC. The upper floor accommodates two excellent sized double bedrooms (one with dressing area/walk in wardrobe) plus the most luxurious of Family bathrooms. Beautifully and easily maintained gardens with drive. Features of the property include; floor to ceiling and wall to wall windows, Swedish style log burner, next generation AIR SOURCE central heating, professional bespoke decor, finishings and the highest of quality floor coverings. Truly move in condition.





Open Plan Entrance Hall

Principle access to this unique family home is through a purpose composite external door. A floor to ceiling slit window to the side of the door. The open plan hall has a cloaks cupboard with sliding doors. The open plan hall opens into the stunning lounge, kitchen dining room, further quality internal doors open from here into both the utility room and downstairs cloakroom WC.

Open Lounge Dining room and Kitchen

Lounge Dining Room

The Lounge area (Part of which could be converted to form a third bedroom) is extremely spacious, fabulously presented and extremely bright. Three large separate floor to ceiling windows look to the rear with views over the raised decked terrace and landscaped enclosed garden. Two further window formations look to the front. The quality grey oak laminate flooring continues through the whole of the ground floor. An open spar hard oak and glazed staircase rises to the upper level. Focal points for the room are a raised entertainment unit (with concealed wiring and bracket for flat screen TV above) and a marvellous Swedish style Log burner (Dual Fuel) with brick effect surround and marble hearth.



Angled Breakfasting Kitchen

A simply superb angled breakfasting kitchen boasting a full range of high end, bespoke floor and wall storage units drawer units, concealed pull out storage, quality hand made work surfaces with fabulous matching extra wide Island breakfast bar that houses the contemporary induction hob with individual pop up extractor (Includes filtration system) plus hot plate stand. Integrated Eye level Microwave set over a conventional fan assisted oven. Beautifully finished brick effect tiled splash backs. Space for American style Fridge Freezer (Included) . Large larder style cupboard (further pull out carousel style storage). Modern reproduction vertical radiators. The largest of floor to ceiling windows and sliding glazed door exits onto the composite terraced area. Additionally there is a large ceiling window formation attracting even more natural light. Further understairs storage cupboard.

Utility Room

The Utility Room is plumbed for automatic washing machine and stacking system for tumble dryer. Built in floor units that match the kitchen, hand made work surface and inset stainless steel sink, drainer and mixer taps. The room also houses the next generation AIR SOURCE central heating system.



Downstairs Cloakroom WC

Presently a handy Cloakroom WC, but could easily be converted to form a downstairs shower room. The room is beautifully finished in Italian style tiling. Two piece suite comprises low flush WC with concealed cistern and most modern of bowl style wash hand basin set upon a tasteful vanity. At present a laundry cupboard is set over an area that can accommodate a shower (Drainage already in place) Opaque glazed window.

Upper Level

Open Spar Staircase and Upper Hall

A fabulous open spar oak and glazed staircase rises to the upper level. The spacious upper hall has quality internal doors leading to both double bedrooms and a luxurious family bathroom. Two separate window formations on the staircase attracts further natural light.

Bedroom One

An excellent sized double bedroom positioned to the front of the property with tilt and turn window formation over looking Swan Street. Two additional Velux window floods the room with natural light. Large open plan walk in wardrobe area. Built in wall mounted wall stands.

Bedroom Two

A second excellent sized double bedroom with two window formation offering views south on Swan Street. A further Velux style window formation maximises natural light. Built in open wardrobes with ample shelving and hanging rails. Wall mounted night stands.

Family Bathroom

The most luxurious of Family Bathrooms. Beautifully finished and extensively wet walled. Four piece suite comprises low flush WC with concealed cistern, contemporary bowl style wash hand basin set upon a tasteful vanity with individual mirror. Double shower with glazed screen and German style thermostatically controlled shower that enjoys both hand held and rain drop head shower fittings and lastly a wonderful free standing double ended roll top bath. Two Velux window formations again offer an abundance of natural light.

Gardens

The main garden ground is located to the rear and side of the property. Carefully planned and beautifully landscaped, extremely functional and includes a large sheltered composite deck, tidy lawns, drying green, patio and further seating areas as well as drive offering off street parking.





Heating and Glazing

Quality Double Glazing and efficient next generation Air Source Heating throughout

Contact Details

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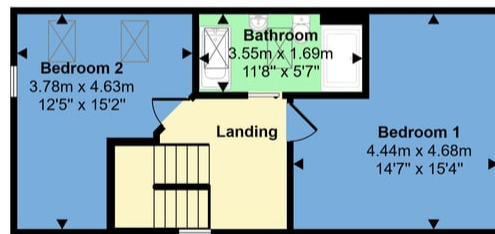




Approx Gross Internal Area
118 sq m / 1265 sq ft



Ground Floor
Approx 69 sq m / 742 sq ft



First Floor
Approx 49 sq m / 523 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+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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