



Offers Over £179,000
60 Montrave Crescent
Leven, KY8 4EQ



DELMOR

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Boasting the best of locations within central Leven, this well maintained **FOUR BEDROOM SEMI DETACHED VILLA** enjoys gas central heating back up sealed unit double glazing. Accommodation on the ground floor comprises: Vestibule, Hall, well appointed lounge, breakfasting kitchen and the downstairs bedroom. The upper floor accommodates three further excellent sized bedrooms and the remodelled Family Shower Room. Quality finishing and tasteful decor through out. Easily maintained gardens with drive and garage. An excellent Family Home awaits you.





Vestibule

Entry into this well presented family home is via a partial decorative glazed UPVC door, dark wood effect to the exterior and white on the interior. Deep under stair cupboard offers storage and houses the replacement Combi Boiler and a further wooden panel glazed door leads into the main hallway.

Hallway

Bright neutral decor throughout finished with oak colour quality skirting, facing and open view staircase. Hallway give access to the Lounge, Bedroom One and staircase rising to the upper Level. Window formation at the bottom of the stairs gives natural light.

Lounge

A very well presented spacious Lounge with large bay window formation over looking the enclosed front garden. Bright neutral decor throughout with decorative wood panelling to one wall with feature brick built fire place finished with wooden mantle and marble effect hearth. Quality wooden flooring, skirtings and facings to finish. Opaque glazed panel door leads into the Kitchen.



Kitchen

Excellent sized kitchen offering a variety of wall and floor storage units, display units, drawers, display shelving, wipe clean work surfaces with inset one and a half stainless steel sink with mixer tap. Four burner gas hob with concealed extractor above and oven below, extensive tiled splash back. Space for free standing fridge freezer, space and plumbing for automatic washing machine. Two window formations look onto the rear garden which can be access via the quality UPVC door. Spacious enough to accommodate a small dining table. Tiled flooring, coving and central ceiling light.

Bedroom One

Located to the rear of the property on the ground floor level, a good sized double bedroom with window formation on looking to the rear garden. Quality finishings continued into this room.

Upper Level

Bedroom Two

A generous size Double Bedroom located to the front of the property with large window formation giving an abundance of natural light. Triple built in wardrobe extended over one wall offering storage with three full mirror sliding doors.



Bedroom Three

Located to the rear of the property with window formation over looking the garden. Quality finishings, good quality carpeting to the floor, bright and fresh neutral decor throughout.

Bedroom Four

Another good size bedroom this time located to the rear of the property. Tripe built in wardrobe with full mirror sliding doors. Good quality carpeting to the floor. Further cupboard offering more storage. Window formation giving natural light and enjoys views of the rear garden.



Shower Room

Fantastic remodelled shower room with two piece suite comprising; Low flush WC and wash hand basin set up on a tasteful vanity unit. Shower cubicle with wall mounted electric shower. Extensively wet walled, panelling to the ceiling with spot lighting, self lighting mirror mounted above the wash hand basin and ladder style towel warmer. Opaque glazed window given light and ventilation.

Gardens, Garage

Easily maintained front garden with side drive leading to the well sized brick built garage, back gardens also easily maintained

Glazing and Heating

Double Glazing and Gas central heating with replacement Combi boiler which is serviced annually.

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.

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Approx Gross Internal Area
95 sq m / 1019 sq ft



Ground Floor
Approx 48 sq m / 522 sq ft



First Floor
Approx 46 sq m / 498 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		
(69-80)	C		80
(55-68)	D	67	
(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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