



Offers Over £99,950  
44 Hawthorn Street







# Hawthorn Street

Methil, Leven, KY8 2HQ

A BRAND NEW FAMILY HOME within its original traditional construction. This beautifully presented UPPER FLAT has been fabulously remodelled and upgraded, Quality quality Quality! Improvements include; Double glazing, brand new efficient gas combi heating, replastered walls, tasteful professional decoration. Accommodation comprises; Stairs and upper hall, bright and spacious lounge, High end kitchen with integrated appliances, superb remodelled family bathroom with shower and three excellent sized double bedrooms, Beautiful large mature gardens. A fabulously appointed family home in TRUE MOVE IN CONDITION and enjoying a cul de sac setting within a much sought after location.







### Stairs and Hall

Access to this family home is through an attractive new UPVC external door. The stairs rise to the first floor. The hall has internal doors leading to the lounge, redesigned bathroom and all three double bedrooms. Three separate cupboards offer great storage.

### Lounge

A tastefully presented public room located to the front of the property with triple window formation over looking the quiet cul de sac. Recessed alcoves with display shelves and cupboards. Tasteful professional decoration on replastered walls. New quality carpeting.

### Remodelled Kitchen

Recently completed. The remodelled kitchen offers an array of brand new high end gloss finished floor and wall storage units, drawer units, contrasting wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and mixer taps. Quality ceramic brick effect tiled splash backs. Integrated electric fan assisted electric oven, four burner instant heat hob and modern chrome finished chimney style extractor. Integrated and concealed fridge and freezer. Plumbing for washing machine. Further cupboard houses the new combi boiler. Window formation looks to the rear of the property.



### Redesigned Family Bathroom

The bathroom has been fabulously redesigned. Extensively tiled in Italian style over sized tiling. Three piece suite comprises low flush WC, wash hand basin set into a tasteful vanity and panel bath with wall mounted thermostatically controlled shower. Chrome finished ladder style heated towel rail. Opaque glazed window.

### Bedroom One

A spacious double bedroom located to the rear of the property with large window formation attracting natural light. Two separate cupboard allow for storage. Tasteful professional decoration on replastered walls. New quality carpeting.

### Bedroom Two

The second double bedroom is positioned to the front of the property with window formation overlooks the quiet cul de sac. Overhead cupboards. Tasteful professional decoration on replastered walls. New quality carpeting.



### Bedroom Three

Similar to bedroom two, this bedroom is positioned to the front of the property with window formation over looking the quiet cul de sac. Tasteful professional decoration on replastered walls. New quality carpeting.

### Garden

Expensive, beautiful mature garden are located to the side of the property laid to lawn, patio, trees, flagstone paths and shrubberies with an outbuilding (in need of upgrading)

### Heating and Glazing

Full quality double glazing (installed this year). Efficient Gas combi central heating with a compete new system (2025) Replastered walls, professional internal decoration, new quality carpets and floor coverings.

### 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  
84 sq m / 907 sq ft



First Floor

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.



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