



Offers Over £125,000
31 Cowley Street


DELMOR
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Cowley Street

Methil, Leven, KY8 3QQ

This TERRACED COTTAGE has been remodelled to the highest of standards, Quality double Glazing, Gas Combi Central Heating, Replacement Roof, Superbly remodelled kitchen, fabulous redesigned shower room and extensive money has been invested in the redesign and landscaping of the gardens. Accommodation comprises: Vestibule, Hall, Lounge, Kitchen two double bedrooms and shower room, THIS PROEPRTY MUST BE VIWED TO BE APPRECIATED.





Entrance Vestibule

Access to the property is through an attractive replacement high end external door. The Vestibule has a further internal door leading to the hall.

Hall

The professionally decorated hall offers access to the lounge, redesigned shower room and both double bedrooms. An external door exits to the beautifully designed and landscaped rear garden. Ceiling hatch leads to the attic space.

Lounge

A well presented public room positioned to the front of the property with quality sash and case double glazed window over looking Cowley Street. Recessed alcove with cupboard and display shelving. Modern professional decoration. Replacement modern timber and glazed internal doors lead to the kitchen and hall.



Kitchen

The kitchen has been recently remodelled and enjoys a good supply of gloss finished floor and wall storage units, contrasting marble effect wipe clean work surfaces with matching wet walled splash backs and inset sink, drainer and mixer taps. Integrated eye level oven, microwave oven and four burner gas hob. Space for fridge freezer and washing machine (which is understood to be included as part of the sale) and integrated dishwasher. Double replacement windows over look the fabulous garden to the rear. Cupboard houses the boiler.

Bedroom One

An excellent sized and tastefully presented double bedroom positioned to the front of the property with window formation over looking Cowley Street. Built in wardrobes with overhead cupboards extend along the greater part of one wall. Press style cupboard allows for additional storage and houses electrics.

Bedroom Two

A second spacious double bedroom, this time positioned to the rear of the property with window formation over looking the beautifully landscaped rear garden. Built in wardrobes and overhead cupboards.



Shower Room

The Shower Room has been thoughtfully redesigned and is extensively wet walled, three piece suite comprises low flush WC, wash hand basin set into a modern Vanity with vanity cabinets above, enclosed and wet wall double shower compartment with thermostatically controlled shower. Opaque glazed window.

Gardens

Considerable funds have been invested in the levelling, designing and landscaping of the rear garden. Bordering woodland and grassed areas, and laid to extensive split level decking, fencing, patio and further seating areas. The smaller lower level accommodates sheds and allows access to the open grassed area and woodlands to the rear.

Contact Details

Sash and Case quality double glazing, Gas combi central heating, replacement roof.

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.



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FREE VALUATION

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Approx Gross Internal Area
68 sq m / 729 sq ft



Floorplan

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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