



Offers Over £104,000  
4 Alder Terrace

  
**DELMOR**  
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# Alder Terrace

Methil, Leven, KY8 2BG

A beautifully presented TERRACED VILLA, superbly modernised and offering outstanding family accommodation. Comprises; Vestibule, Hall fabulously appointed lounge/dining room, modern kitchen, two excellent sized double bedrooms (both with wall to wall wardrobes) and tastefully redesigned Family Bathroom with shower. Child friendly enclosed garden. Gas Central Heating. Double Glazing. Solar panels. AN OUTSTANDING FIRST TIME BUY THAT MUST BE VIEWED TO BE APPRECIATED.







### Vestibule

The Vestibule was added to the property in 2022. Access is through an attractive panelled and pattern glazed external door. A window formation looks to the front of the property. Tiled flooring. A further quality external door leads to the hall.

### Hall

The hall provides access to the lounge/dining room and the kitchen. The staircase rises to the upper level.

### Lounge Dining Room

A beautifully presented public room, dual function with ample space for both lounge and dining furniture. Tasteful feature wall decoration. Window formations look to both front and rear maximising natural light.



### Kitchen

The kitchen has been remodelled in 2023. Enjoying a good supply of modern high end floor and wall storage units, marble effect wipe clean work surfaces with matching wet walled splashbacks and inset composite sink, drainer and contemporary mixer taps. Integrated fan assisted electric oven and four burner gas hob. Space for washing machine, tumble dryer and American style fridge freezer. Window formation and external door exits to the enclosed rear garden.

### Upper Level

#### Stairs and Landing

The staircase rises to the upper level tastefully finished to include an attractive chrome and oak balustrade. The landing has internal doors leading to the redesigned family bathroom and both double bedrooms. .

#### Bedroom One

An excellent sized double bedroom, beautifully presented and including fully fitted wardrobes with mirror sliding doors. Window formation over looks the child friendly rear garden.



### Bedroom Two

A further tastefully presented spacious double bedroom. Built in wardrobes with mirror sliding doors. Triple window formation looks to the rear.

### Family Bathroom

The bathroom has been superbly redesigned and is wet walled throughout. Three piece suite comprises low flush WC and wash hand basin set into an attractive vanity units and panel bath with side mounted mixer taps and overhead electric shower with shower screen. Tiled flooring. Modern panelled ceiling. Opaque glazed window.

### Gardens

The garden to the front of the property is designed for easy maintenance and enjoys lawn, bin storage area and decorative stone chipped area. The enclosed child friendly garden to the rear mainly comprises lawn and large patio. Although the summerhouse is not included the concrete base will be left in place. Timber shed.

### Heating and Glazing

Gas Central Heating. Double Glazing. Solar Panels. Cavity wall insulation.

### 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

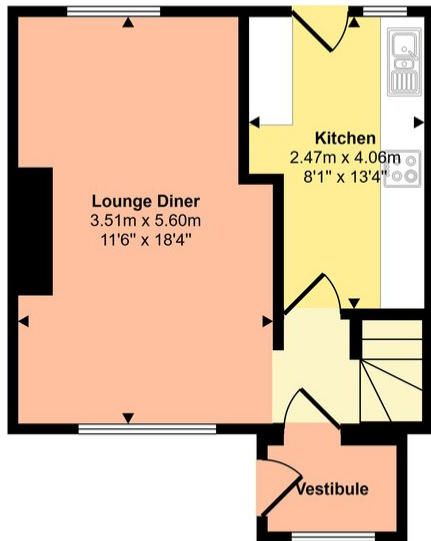
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





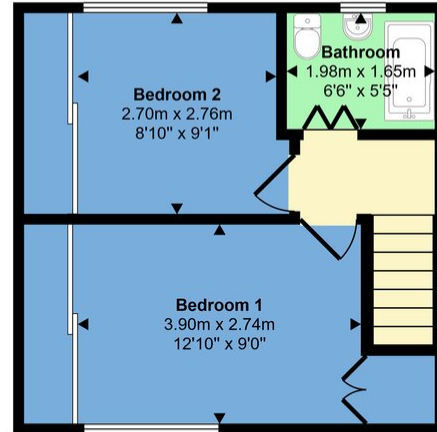


Approx Gross Internal Area  
66 sq m / 712 sq ft




Ground Floor  
Approx 34 sq m / 369 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.



First Floor  
Approx 32 sq m / 343 sq ft

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	82	84
EU Directive 2002/91/EC 		

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