



Offers Over £450,000
Hemingford
Links Road



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Hemingford

Leven, KY8 4HR

A fabulous PERIOD PROPERTY, boasting one of Leven's most premier addresses this Stone Built Family Home offers outstanding potential, Within a very short walk to the beach, promenade, railway station, golf courses and other amenities. Accommodation comprises, on the ground floor: Vestibule, fabulous Hall, Lounge, formal dining room, third public room (or Fifth Bedroom), breakfasting kitchen, laundry room and cloakroom WC. The upper floor accommodates the family shower room, four bedrooms and a separate WC. Additionally there is an attic room that offers splendid potential. Double Garage and Gardens to the front and rear. A Fabulous traditional Family Home in the best of locations with Sea views awaits you.





Vestibule

Principle access to this fabulous family home is through a traditional heavy timber door. The Vestibule retains its original panelling as well as the beautiful mosaic tiled floor. Corniced ceiling. A further timber and glazed door leads to the hall.

Hall

The superbly spacious hall enjoys much of its original charm and character, and includes the original Oregon Pine high moulded skirting and door surrounds, restored panel doors and magnificent wide Oregon Pine staircase rising to the upper level. Cornice ceiling.

Lounge

A tastefully appointed public room positioned to the front of the property with impressive bay window formation over looking the front garden and open grassed areas of Links Road. Focal point for the room is a working open fire set upon a marble hearth with marble surround and mantle. High Corniced ceiling.

Formal Dining Room

A further very well appointed public room, again positioned to the front of the property with window formation over looking Links Road. The room has its original display mantle. Cornice to the ceiling.



Bedroom Five or 3rd Public Room

Located on the ground floor to the rear of the property with window formation over looking the enclosed rear garden. A deep walk in cupboard allows for storage. This room is presently utilised as an additional lounge but could easily form the fifth bedroom or Home Office.

Breakfasting Kitchen

The spacious breakfasting kitchen has a good supply of floor and wall storage units, drawer units, wipe clean work surfaces with inset sink, double drainer and singular taps, matching peninsular breakfast bar, integrated eye level double oven and four burner hob. Ample space for breakfasting table. Window formations look to side and rear.

Downstairs Cloakroom WC

The downstairs cloakroom WC is tiled throughout, two piece suite comprises low flush WC and pedestal wash hand basin. Tiled flooring. Opaque Glazed Window.

Rear Hall

The rear hall has an external door exiting to the rear garden. Internal doors lead to the laundry room and two large cupboards.



Laundry/Utility Room

Again very spacious, the room has a large Belfast sink, plumbed for automatic washing machine and houses the gas boiler and hot water tank. Opaque glazed windows look to the side and rear.

Upper Floor

Staircase and Upper Hall

An impressive traditional Oregon Pine staircase rises to the upper level, the generous sized upper hall retains many of its original features and offers access to all four upper bedrooms, the shower room and a separate WC. A further door leads to a narrow staircase rising to the attic room. Window formation and sky light window allows for natural light.

Family Shower Room

The Shower room has been replanned and is tiled to dado rail level. Three piece suite comprises low flush WC, pedestal wash hand basin and enclosed and wet walled triple shower compartment. Opaque glazed window.

Master Bedroom

A superior sized double bedroom, positioned to the front of the property with superb full bay window formation looking to Links Road. Recessed alcove with display shelving. Cornice to the ceiling.



Bedroom Two

A further superb over sized double bedroom, positioned to the rear of the property with double aspect windows looking to the side and rear with the rear window boasting fabulous views to Leven Promenade, the Forth Estuary and Lothians beyond. Full cornice to the ceiling.

Bedroom Three

Again positioned to the front of the property the third generous sized double bedroom has a window formation over looking Links Road. Cornice to the ceiling.

Bedroom Four

The fourth bedroom is a good sized single. Window formation over looks Links Road. Cornice to the ceiling.

Upstairs Cloakroom WC

The additional Cloakroom WC has two piece suite comprising low flush WC and wall mounted wash hand basin. The room is wet walled to dado rail level.

Attic Room

The attic room is accessed from a narrow staircase from the upper hall. The room runs the full length and breadth of the property and includes two walk in cupboards. Sky light windows attract natural light. The fully floored attic offers fantastic potential for additional accommodation.



Double Garage

The Double garage is positioned to the side of the property. Two up and over doors offer vehicle access from the drive. Window formations look to the rear. Light and power.

Gardens

The property enjoys mature gardens to the front side and rear comprising, lawns, flower beds and shrubberies, drive, patio, and additional sitting areas.

Heating and Glazing

Gas central heating. A mixture of modern sealed unit double glazing, secondary glazing and original sash and case windows.

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.

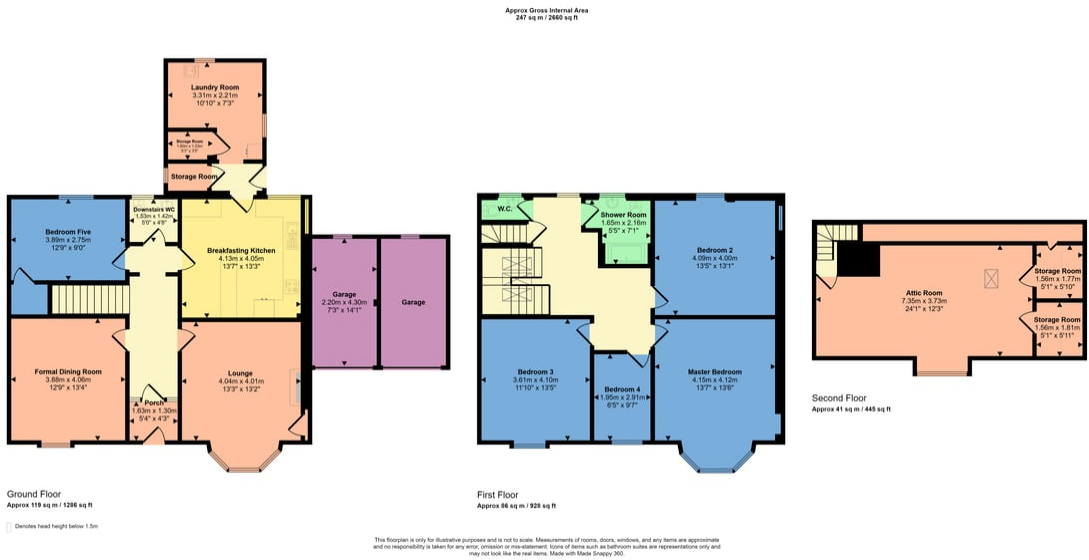
MORTGAGE & FINANCIAL ADVICE

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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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