




DEL MOR
FOR SALE
01333 421816

Offers Over £219,950
14 Scoonie Terrace
KY8 4SJ



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01333 421 816

leven@delmorestateagents.co.uk



Scoonie Terrace

KY8 4SJ

A fabulously modernised and superbly EXTENDED SEMI DETACHED VILLA, boasting a premier sought after location close to the golf courses, Letham Glen and many other amenities, accommodation comprises: Hall, beautifully appointed lounge, luxurious kitchen and open plan family room with wall to wall bi folding doors bring the outside in, downstairs bedroom, two further large tastefully presented double bedrooms and family bathroom, gardens with extensive drive and external office/workroom. Too many quality finishings and extras to mention. This family home must be viewed to be appreciated.





Hall

Access to this lovely family home is through a superb high end replacement composite and glazed external door. The hall has quality internal doors leading to bedroom three and the lounge, The staircase rises to the upper level. Full Georgian Cornice to the ceiling. Fresh modern decor.

Lounge

A beautifully appointed public room with window formations to both front and rear maximising natural light. Superb entertainment wall with recesses for audible equipment and sky box etc plus LCD lit display shelving, Full Georgian cornice, tasteful decor. Concealed mood lighting. Power points and switches finished in brushed chrome.

Breakfasting Kitchen

The ultra modern breakfasting kitchen is open plan to the family room and boasts an array of High End "Wren" gloss finished floor and wall storage units. curving cabinets, drawer units, pull out carousel and larder style storage, Integrated eye level triple ovens (microwave) extended five burner gas hob with split faced tiled splash back and contemporary extractor. Integrated and concealed fridge and freezer, inset one and a half basin composite sink, Coordinated work surfaces with matching split level breakfast bar. Power points and switches finished in brush chrome. The Classic Georgian cornice runs through the kitchen and open plan family room. A large under stair cupboard is tiled and plumbed ready for conversion to a down stairs WC.





Family Room

The fabulous Family Room forms the main part of the extension to the rear of the property, open plan to the luxurious kitchen with the main feature being a superb range of bi folding doors extending along one wall and exiting to the enclosed rear garden, basically giving the idea of bringing the outside living indoors. Tasteful split face tile feature wall, the outstanding over sized porcelain tiled flooring continues through the family room and kitchen. Concealed multi coloured mood lighting plus LED down lighters.

Bedroom Three

Located on the ground floor to the front of the property with window formation over looking the front garden area. A good sized double bedroom. Full Georgian style cornice. Fresh modern decor.

Upper Floor

Stairs and Landing

The staircase rises to the upper level. A tilt and turn window formation offers an abundance of natural light. The Landing has quality solid oak internal doors leading to two further double bedrooms and the family bathroom. Cupboard allows for storage. Ceiling hatch access the attic space.



Master Bedroom

A superior sized double bedroom with double aspect window looking to both side and rear of the property. Low level door access the eave storage space. Tasteful feature wall decoration. Full Georgian style cornice.

Bedroom Two

A further excellent sized double bedroom, window formation looks to the front of the property with window formation over looking Scoonie Terrace. Built in wardrobes with modern sliding doors extends along the greater part of one wall. Full Georgian style Cornice. Modern neutral decor.

Family Bathroom

The Family Bathroom has been beautifully remodelled and tiled throughout, three piece suite comprises low flush WC, wash hand basin set into a tasteful Vanity and "P" style bath/Shower combination that includes glazed shower screen and rain drop shower head. Chrome finished ladder style heated towel rail.

External Office

An external office/workshop is located within the rear garden and is accessed from a sheltered raised decking area.. Light and power.



Gardens

The gardens to the rear of the property are enclosed and include shed and external office. The front garden area is in the process of being converted to form an extensive drive allowing off street parking for several vehicles. This remains unfinished and would be the responsibility of the purchaser to complete.

Heating and Glazing

Gas central heating, quality double glazing.

Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel: 01333 421816
www.delmorestateagents.co.uk

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.

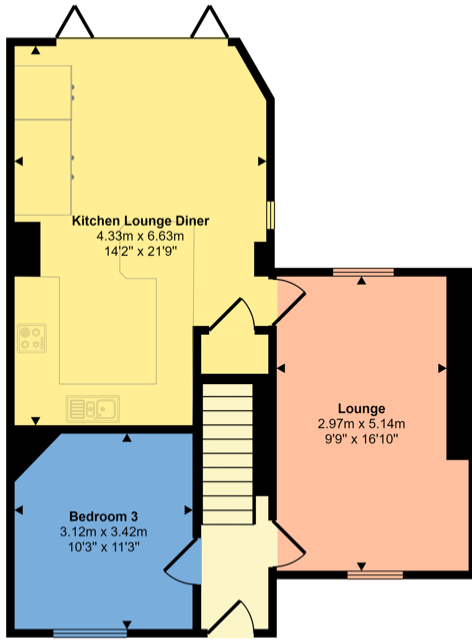
MORTGAGE & FINANCIAL ADVICE

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.

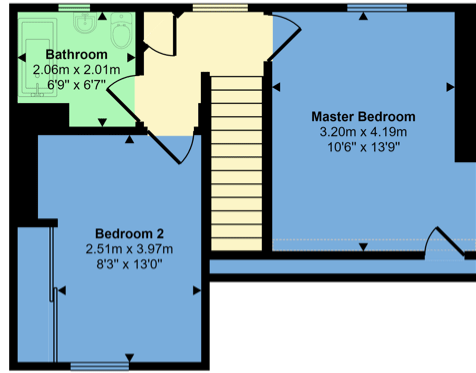
FREE VALUATION

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
104 sq m / 1122 sq ft



Ground Floor
Approx 63 sq m / 673 sq ft



First Floor
Approx 42 sq m / 449 sq ft

Denotes head height below 1.5m

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	82	82
(69-80)	C		
(55-68)	D		
(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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