



Offers Over £179,000
52 Barncraig Street



DELMOR

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Barncraig Street

Buckhaven, Leven, KY8 1JF

A Stunning family home, In True Move In Condition. The wonderfully replanned accommodation comprises, on the ground floor: Hall, gloriously appointed lounge, luxurious kitchen, separate Utility Room, delux downstairs bathroom, and well presented downstairs double bedroom. The upper floor accommodates the shower room and two further excellent sized double bedrooms. Beautifully designed gardens. An outstanding family home. To View it is to love it.





Hall

Access to this fabulous family home is through a quality panelled and pattern glazed, two tone UPVC external door. The Hall has cloaks hanging space and slate tile flooring. A replacement modern oak and glazed door leads to the lounge.

Lounge

A wonderfully presented and extremely spacious public room. Double window formation over looks the front garden and Barncraig Street. Focal point for the room is an attractive real flame gas fire set within a solid marble surround and mantle. Open plan staircase rises to the upper level. Quality American oak finished laminate flooring. Cupboard beneath the stairs allows for storage.



Kitchen

The kitchen has been beautifully remodelled, boasting a more than adequate supply of high end gloss finished floor and wall storage units, drawer units including pan drawers and concealed cutlery drawer, wood finished wipe clean work surfaces with inset composite one and a half basin sink, drainer and mixer taps. Tiled splash backs. Integrated eye level microwave and conventional fan assisted electric oven, extended five burner gas hob with jet glazed splash back and the most contemporary of angled extractor fans. Space for American style Fridge Freezer. Window formation looks to the rear. Superb over sized tile flooring. Downlighters and coving to the ceiling.

Utility Room

The spacious Utility room benefits from a supply of modern floor and wall storage units. Marble finished wipe clean work surfaces with inset sink with mixer taps. Tiled splash backs. Plumbing for automatic washing machine. Slate tile flooring. Additional larder style cupboard offers storage. External door exits to the beautifully landscaped garden.



Downstairs Family Bathroom

Completely redesigned and fabulously finished, the delux family bathroom is extensively tiled and enjoys three piece suite comprising low flush WC, wash hand basin set into a tasteful Vanity plus "P" style bath/shower combination with the thermostatically controlled shower having both hand held and raindrop head shower fitments. Chrome finished ladder style heated towel rail. Slate tile flooring. Opaque glazed window.

Bedroom One

A superior sized double bedroom, superbly presented and enjoying tasteful modern decor. Double window formation over looks the front garden and Barncraig Street.

Upper Floor

Stairs and Landing

An open staircase rises to the upper level. LCD low level lighting. The landing has internal doors leading to two further large double bedrooms and the upstairs Shower room.

Bedroom Two

The second bedroom is again a spacious double. Velux window formation looks to the rear.



Bedroom Three

The third bedroom is again an excellent sized double, Velux window formation allows for natural light. Low level hatch allows access to the eve storage space.

Upstairs Shower Room

The upstairs shower room again has been tastefully finished and is extensively tiled. Three piece suite comprises low flush WC, wash hand basin set into an attractive vanity and enclosed and tiled shower compartment. Raised chrome finished ladder style heated towel rail. Velux window. Slate tile flooring.

Garden

The garden to the front of the property is enclosed. The large rear garden has been carefully planned and beautifully landscaped. Laid to lawn, patio and raised decking area with enclosed vegetable patch and fruit tree. Flower beds and mature shrubberies. Superb angled summer house, Hen run, and greenhouse.

Heating and Glazing

Gas Central Heating, Quality Double Glazing.



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.

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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.



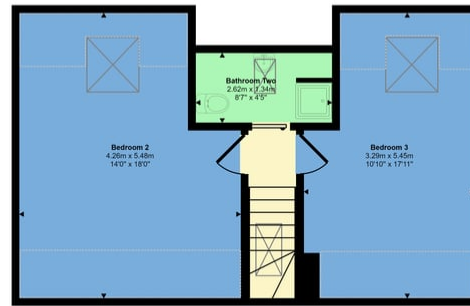
Approx Gross Internal Area
117 sq m / 1254 sq ft



Ground Floor
Approx 71 sq m / 761 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.



First Floor
Approx 46 sq m / 493 sq ft

| Energy Efficiency Rating | | Current | Potential |
|--|----------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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