



Offers Over £108,000  
14 Cedar Avenue

  
**DELMOR**  
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# Cedar Avenue

Methil, Leven, KY8 2AY

An excellent Family Home, this Terraced Villa is located within a quiet popular area of Methil. Accommodation comprises; Hall, well appointed lounge, spacious remodelled kitchen, two well sized double bedrooms and Family bathroom. Gas central heating, double glazing. Easily maintained gardens to front and rear. An ideal Family Home at an affordable price.







## Hall

Access to the property is through an attractively finished panelled and glazed external door. The hall has an internal door leading to the lounge. A wide staircase rises to the upper level.

## Lounge

A tastefully appointed public room located to the front of the property with large picture frame window over looking the front garden and Cedar Avenue. The room enjoys attractive feature wall decoration. Recess for display fire. Quality grey oak finished laminate flooring.

## Kitchen

The spacious kitchen enjoys a good supply of modern high end floor and wall storage units, wipe clean work surfaces with inset sink, drainer and mixer taps, integrated oven, four burner gas hob with jet glazed splash back and modern glazed and jet finished extractor. Space for automatic washing machine, tumble dryer and space for under counter fridge. Contrasting tiled splash backs. Power points finished in brushed chrome. Large walk in cupboard. Panelled ceiling. Window formation and external door exit to the enclosed rear garden



## Upper Floor

### Stairs and Landing

A wide stair case rises to the upper level. The landing has internal doors leading to both double bedrooms and the family bathroom. Ceiling hatch leads to the attic space.

### Bedroom One

An excellent sized double bedroom positioned to the front of the property with two separate window formations over looking Cedar Avenue. Two large cupboards offer great storage. New carpeting.

### Bedroom Two

A second generous sized double bedroom, this time located to the rear of the property with window formation over looking the enclosed rear garden. Laminate flooring.

### Family Bathroom

The remodelled family bathroom is extensively tiled, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with wall mounted electric shower and glazed shower screen. Chrome finished ladder style heated towel rail. Opaque glazed window.



### Gardens

The property enjoys an enclosed easily maintained garden to the front of the property. The child friendly rear garden is larger and includes a large patio, grassed area and timber shed. A close to the side of the property provides external access.

### Heating and Glazing

Gas Central heating, 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.

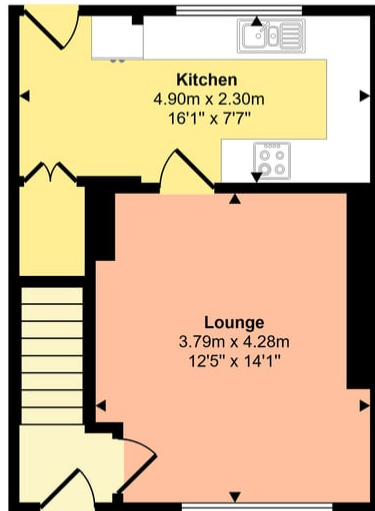
### FREE VALUATION

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.

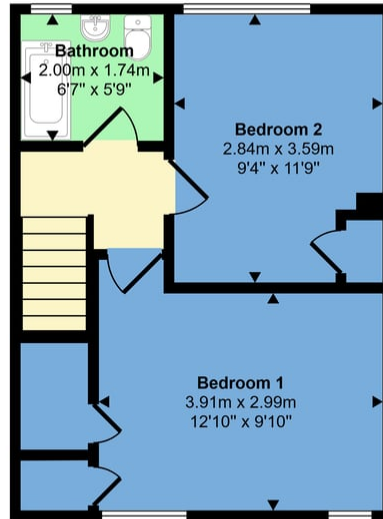




Approx Gross Internal Area  
67 sq m / 716 sq ft



Ground Floor  
Approx 33 sq m / 352 sq ft



First Floor  
Approx 34 sq m / 364 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.

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		
	69	79
England, Scotland & Wales		
EU Directive 2002/91/EC		

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