



Offers Over £299,000
14 Coldstream Park


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Coldstream Park

Leven, KY8 5TB

Located in one of Leven's most sought after locations, on the very edge of Letham Glen, this TRUE MOVE IN CONDITION remodelled FOUR BEDROOM Villa offers ideal family living. Beautifully presented throughout, originally a bungalow this well thought out and planned conversion now provides a two storey spacious home comprising at ground level; Entrance Hallway, large well appointed open plan Lounge Dining Room, Kitchen, Utility, Family bathroom, Two double bedrooms (one with En-suite) a further reception room, upper level offering the generous sized master bedroom, Bedroom four and a further shower Room. Quality abounds at every turn, viewing is simply a must.





Entrance Hallway

Entry to this outstanding property is through a modern style UPVC door with decorative glazed panes with extended handle and full length opaque glazed panel to the side allowing natural light. A light spacious hallway gives access to, Lounge, Kitchen, Family Bathroom, two double bedrooms and the secondary reception room with staircase rising to the upper level. Quality floor coverings and finishings throughout.

Open Plan Lounge Dining Room

A spacious, fabulously presented public room, located to the front of the property with large wall to wall window formation over looking the front garden and onto Letham Glen. The focal point of the room is the log burning stove beautifully set upon a black granite hearth and surround. The open plan design gives space for a dining area also, quality laminate flooring and double wood and glazed panel doors give way into the breakfasting kitchen.

Kitchen

Entry to the kitchen can be from either the double doorway from the lounge or directly from the hallway, large window formation looks to the side of the property and gives an abundance of natural light. This modern kitchen offering a range of wall and floor storage units, drawers, wipe clean earth stone work surfaces with inset one and a half sink with mixer tap. Eye level over microwave, 4 burner Induction hob with stylist modern extractor above. Integrated dishwasher, wine fridge and rack, space for American style fridge freezer. further door gives way to the utility.

Utility

Accessed through the kitchen, offers space and plumbing for washing machine and tumble dryer. Also houses the boiler. External UPVC door leads to the rear garden

Family Bathroom (Downstairs)

Redesigned family bathroom with Three piece suite comprising; pedestal wash hand basin, low flush WC and concealed cistern set into an extended vanity with storage cupboards and drawers, bath with wall mounted shower. Opaque glazed window to rear allows light and ventilation. A further storage cupboard, tiled flooring, wet wall lined around the bath and mosaic tiled splash back around the hand basin and vanity unit. Panelling and spot lights to the ceiling.

Bedroom Two

A good sized double bedroom located to the rear of the property with window formation over looking the enclosed garden. Feature wall decoration, quality carpeting, doors and finishings throughout. This room also benefits from a well designed en-suite.

En-suite

A well sized en-suite bathroom comprising of low flush WC, wash hand basin with stainless steel mixer tap inset onto a tasteful vanity unit with cupboard for storage and curved enclosed shower compartment housing the thermostatically controlled wall mounted shower. Wet wall within the shower compartment, panelling to the ceiling and slimline ladder style towel warmer.





Bedroom Three

Located to the front of the property with a fabulous large window formation looking onto the front garden and Letham Glen beyond. Another spacious well decorated bedroom with quality finishings complimented with the abundance of natural light.

Reception Two

Located to the end of the hallway this secondary reception room offers a cosy place to relax or use as extra entertainment space. Double French style patio doors give access to the raised decking area in the front garden. A further door gives way to the office/storage room.

Office/storage Room

Access is gained from the secondary reception room to the end of the hallway. Currently being used as storage but could be used as a home office. Further door gives entry to the rear garden.



Upper Level

Master Bedroom

A wonderfully spacious room with window formations to both sides with views over the enclosed rear garden, front garden and Letham Glen beyond. A bright welcoming room, professionally decorated and finished with quality doors, skirtings, facings and carpeting. Additional storage within the eaves.

Dressing Room/ Nursery/ Office

Currently being utilised as a dressing room but could easily form a further bedroom/nursery or spacious home office. Again quality finishings throughout, Velux window offering natural light.

Bathroom Two

Another well designed Shower Room low flush WC, counter top wash hand basin upon a two drawer storage vanity unit and a large walk in shower cubicle. Extensive subway tiling throughout, Velux window allowing light and ventilation, small additional storage cupboard, stainless steel ladder style towel warmer.

Gardens

Well planned garden to both the front and rear of the property. Garden to the front is sectioned into two elevated seating areas, lawn and flagstone paving fully enclosed with fencing and hedges. Garden to the rear offers a patio area with further elevated space offering a fantastic play area and drying area.

Heating, Glazing and Roof

Double glazing, gas central heating. Replacement roof 2023. Boiler installed 2011 however has been maintained each year. Windows and doors have been replaced over 2017 & 2018.



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
178 sq m / 1911 sq ft



Ground Floor
Approx 122 sq m / 1308 sq ft

Denotes head height below 1.5m



First Floor
Approx 56 sq m / 603 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+) A		
(81-91) B		82
(69-80) C	72	
(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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