



Offers Over £160,000  
10 Lomond Gardens

  
DELMOR  
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# Lomond Gardens

Methil, Leven, KY8 3JL

Enjoying a cul de sac location, this extremely spacious SEMI DETACHED VILLA forms an excellent FAMILY HOME. Positioned within good sized gardens that include a mono block drive and SUBSTANCIAL GARAGE. Accommodation comprises on the ground floor: Hall, well appointed lounge, large kitchen, bedroom four/formal dining room and the downstairs cloakroom WC, the upper floor accommodates three further double bedrooms and the family shower room, Gardens to front side and rear. Double Glazing, Gas Central Heating. A fantastic spacious home with space for the whole family.





### Hall

Access to this family home is through an attractive UPVC external door. The hall has internal doors leading to the lounge, kitchen, bedroom four/dining room and the downstairs cloakroom WC. A wide staircase rises to the upper level.

### Lounge

A bright spacious public room positioned to the front of the property, a large window overlooks the front garden area, Focal point for the room is an attractive real flame gas fire with marble and timber surround and marble hearth. Recessed alcove with cupboard and display shelving. Dado rail decoration.

### Kitchen

The kitchen enjoys an excellent supply of modern gloss finished floor and wall storage units, drawer units, bespoke wine storage, block marble effect wipe clean work surfaces with inset sink, drainer and mixer taps and tiled splash backs. Space for slot in cooker (Less than 1yr old, maybe included subject to price or by separate negotiation) Fixed chrome finished chimney style extractor. Plumbing for automatic washing machine. Space for small breakfasting table. Window formation and external door exit to the rear garden. Slate tile flooring.



### Bedroom Four/Formal Dining Room

A second public room or fourth bedroom, positioned on the ground floor to the front of the property with window formation overlooking the front garden and cul de sac. Recessed alcove with storage. Quality laminate flooring.

### Downstairs Cloakroom WC

The cloakroom WC's facility comprises low flush WC. Opaque glazed window.

### Upper Floor

#### Landing

A wide staircase rises to the upper level. A large window at the turn of the stairs allows for natural light. The landing has internal doors leading to three further bedrooms and the family shower room. Ceiling hatch accesses the attic space. Cupboard offers storage.

### Bedroom One

A generous sized double bedroom positioned to the front of the property with window formation overlooking the Cul de Sac.



### Bedroom Two

The second double bedroom is again positioned to the front of the property with window formation over looking the drive and cul de sac.

### Bedroom Three

The third bedroom is again a double, this time positioned to the rear with window formation over looking the enclosed easily maintained rear garden.

### Shower Room

The shower room has been replanned and is tiled throughout, three piece suite comprises replacement low flush WC , pedestal wash hand basin and enclosed double shower compartment with drying area and thermostatically controlled shower. Opaque glazed window.

### Garage

The substantial brick built garage has vehicle access from the drive through a roller door. A single door from the side gives pedestrian access. Pitch roof, strip lighting. Work bench. Heating stove.



### Garden

The garden to the front of the property is designed for easy maintenance, mainly laid to decorative stone chips with a central raised flower bed all contained within attractive wrought iron fencing. The mono block drive leads to the large garage. Green house to the side of the property. The enclosed rear garden has a large raised patio terrace together with large child friendly grassed areas.

### Heating and Glazing

Gas Central Heating. Double Glazing.

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
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Tel: 01333 421816  
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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.

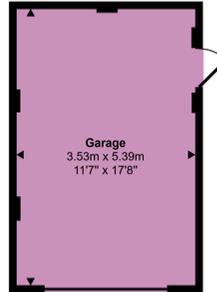
Approx Gross Internal Area  
115 sq m / 1242 sq ft



Ground Floor  
Approx 47 sq m / 511 sq ft



First Floor  
Approx 49 sq m / 526 sq ft



Garage  
Approx 19 sq m / 205 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>	71	78
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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