



Offers Over £245,000
New Winton



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New Winton

Methil, Leven, KY8 3BB

***** NEW PRICE - REDUCED - NOW £15,000 BELOW HOME REPORT VALUE *****
Boasting a superb open outlook, this **DETACHED CHALET BUNGALOW** is set within expansive gardens. This family home retains many of its traditional features, accommodation comprises on the ground floor: Vestibule, spacious hall, superb lounge with bay window, large bedroom or secondary public room with log burner, breakfasting kitchen, a further bedroom and the family bathroom. The upper floor accommodates two further double bedrooms both with dressing rooms and upstairs cloakroom WC. Double glazed, gas central heating. Gardens with large drive and garage. A family home in a great location and offering endless potential.





Vestibule

Access to this family home is through an attractive replacement panelled and pattern glazed external door. The Vestibule benefits from quarry tile flooring and coving to the ceiling. A small cupboard houses the electric meter and fuse box. A further opaque glazed door with side screens lead to the hall.

Hall

The spacious hall retains its original cornice plus Oregon Pine panelling, door facings skirting and matching Oregon Pine staircase rising to the upper level. Internal doors lead to the lounge, the breakfasting kitchen, large bedroom or secondary public room, the family bathroom and a further downstairs bedroom. Cupboard offers storage.

Lounge

A fabulously spacious public room positioned to the front of the property with impressive bay window boasting a nice open outlook over the open spaces of Kinnarchie Brae, woodland and countryside. A further beautiful stain glass arched window looks to the side. The focal point for the room is a real flame gas fire set upon a marble hearth with marble surround and moulded timber mantle. Cornice to the ceiling. Dado rail decoration.

Breakfasting Kitchen

The Breakfasting kitchen has a good supply of light oak finished floor and wall storage units, drawer units, display cabinets and shelving, granite effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Angled extended five burner hob with chrome finished extractor, Tiled splash backs, matching peninsula breakfast bar. Window formation looks to the side of the property. A further door leads to the rear hall.

Rear Hall

The rear hall has a replacement UPVC external door exiting to the rear garden. A cupboard area hoses the gas combi central heating boiler and is plumbed for automatic washing machine.

Main Bedroom or Secondary Public Room

Positioned to the front of the property and similar to the lounge with a large bay window formation offering a great open outlook. The room could be utilised as either a further public room or superior sized main bedroom. Attractive inset log burner. Built in double cupboard. Cornice to the ceiling.





Bedroom Two

Located on the ground floor to the rear of the property, a good sized double bedroom with window formation over looking the expansive rear garden.

Family Bathroom

The Family bathroom is tiled throughout, four piece suite comprises; Low Flush WC, pedestal wash hand basin, double ended bath and curving shower compartment with thermostatically controlled shower. Opaque glazed window.

Stairs and Landing

A fabulous original Oregon Pine staircase rises to the upper level. Large window formation at the turn of the stairs allows an abundance of natural light. The landing offers access to two double bedrooms and the upstairs WC. Cupboard offers storage.

Bedroom Three

A further spacious double bedroom with dormer window formation offering a great open outlook to the west. A further door leads to a small dressing room which in turn offers access to the eave storage space.



Bedroom Four

Again positioned to the front of the property with dormer window formation offering these great views to the west. A further door leads to a further dressing room with velux window similar to bedroom three.

Upstairs WC

The Upstairs WC is wet walled to dado rail level and has two piece suite comprising low flush WC and pedestal wash hand basin.

Garage

A large garage is position with in the rear garden with vehicle access from the drive. Pedestrian door leads to the garden.

Garden

The property is set within expansive garden to front, rear and both sides. A drive runs to the front and side of the property. Vehicle gates lead to additional secure parking and the garage.

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.



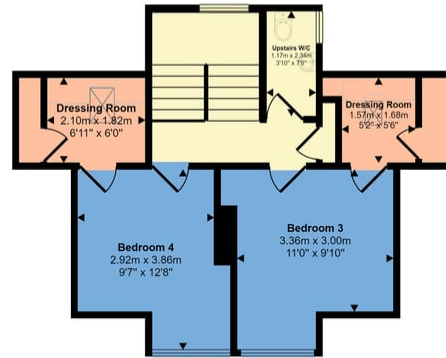
Approx Gross Internal Area
151 sq m / 1622 sq ft



Ground Floor
Approx 104 sq m / 1120 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 47 sq m / 503 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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