



Offers Over £215,000
7 Glencairn Crescent
Leven, KY8 5NF



DELMOR

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Glencairn Crescent

Leven, KY8 5NF

Location, Location, Location, this traditional DETACHED FAMILY HOME enjoys an enviable position within a much sought after area of Leven, Set within expansive gardens, accommodation at ground floor level comprises: Vestibule, Hall, bright spacious lounge with impressive bay window, second public room (or fourth bedroom) again with bay window, kitchen, family shower room and downstairs bedroom, the upper floor accommodates two further bedrooms and upstairs Cloakroom WC, Large garden with drive and garage. Gas Central heating, extensive double glazing. Great Views. A FAMILY HOME OFFERING ENDLESS POTENTIAL.

INTERNAL PHOTOGRAPHS. At present internal photographs are not available as the property is in the process of being cleared.

Vestibule

Access to this family home is through a traditional external door with pattern glazed insert. The Vestibule enjoys quarry tile flooring. A small cupboard houses the electric meter and fuse box. A further opaque glazed and timber door leads to the hall.

Hall

The spacious hall provides access to the lounge, the second public room (Fourth Bedroom), the kitchen, shower room and downstairs bedroom. The staircase rises to the upper level. Two separate cupboards allow for storage.

Lounge

A bright, well proportioned public room, positioned to the front of the property with impressive Bay Window formation offers commanding views over the front garden and Glencairn Crescent. Cupboard offers storage.

Second Public Room (or Fourth Bedroom)

Similar to the lounge, the room has an impressive bay window formation looking to the front of the property. Focal point is the original tiled fire place with display fire. Quality Laminate flooring.

Kitchen

The kitchen retains a supply of wood trimmed floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps, Plumbing for washing machine and slim line dish washer, two cupboards offer additional storage. The room also houses the "Worcester" gas combi central heating boiler. Window formation over looks the expansive rear garden.

Rear Hall

The rear hall is accessed from the kitchen and has an external door exiting to the rear garden. A recessed cupboard area allows for storage.

Shower Room

The shower room is tiled to dado rail level, three piece suite comprises low flush WC, pedestal wash hand basin and enclosed and wet walled double shower compartment with "Mira Advance" electric shower. Opaque glazed window.

Bedroom One

Positioned on the ground floor to the rear of the property with window formation over looks the large enclosed rear garden. An excellent sized double bedroom. that enjoys modern fitted wardrobes with overhead cupboards and dresser extending along the greater part of one wall. Further built in cupboard.

Upper Floor

Stairs and Landing

The staircase rises to the upper level, the landing has internal doors leading to two further bedrooms and the upstairs Cloakroom WC. A window formation at the top of the stairs allows an abundance of natural light. Ceiling hatch leads to the loft space.

Bedroom Two

A superior sized double bedroom positioned to the front of the property with window formation offering excellent panoramic views to the south over Leven to the Forth Estuary and Lothians beyond. A low level door provides access to the floored eave storage space.

Bedroom Three

The third double bedroom is again positioned to the front of the property with window formation enjoying the splendid views to the south. Built in shelved cupboard.

Upstairs Cloakroom WC

The upstairs Cloakroom WC has two piece suite comprising low flush WC and pedestal wash hand basin. Velux window formation attracts natural light.

Garage

A solid excellent sized garage is attached to the side of the property, vehicle access from the drive through a roller door. A further pedestrian door and window formation exit to the rear garden.

Garden

The garden to the property are gently slopping and mainly laid to grass and shrubberies. A drive runs to the side of the property leading to the garage. The expansive rear gardens again mainly laid to lawn, drying green and shrubberies. Older summerhouse and shed.

Heating and Glazing

Gas Central Heating (Worcester combi boiler) , extensive double glazing. The downstairs windows to the rear of the property have external shutters.

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

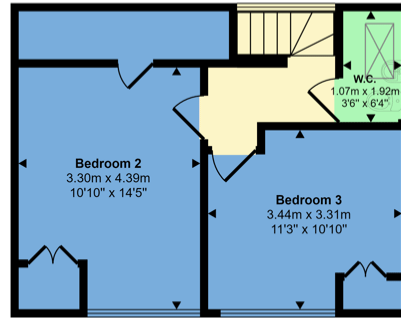
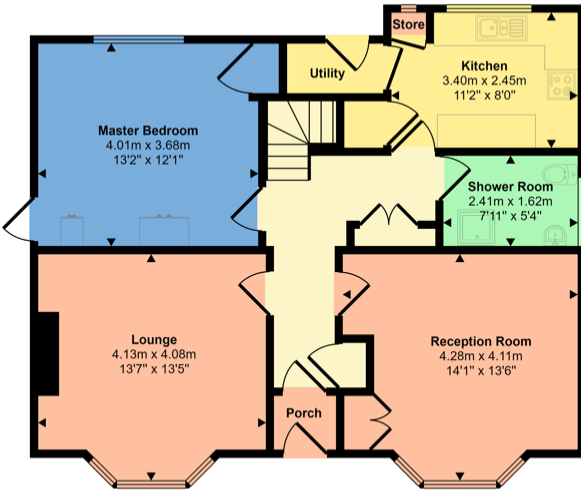
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FREE VALUATION

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
114 sq m / 1231 sq ft



First Floor
Approx 37 sq m / 400 sq ft

Ground Floor
Approx 77 sq m / 831 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		83
(69-80)	C	69	
(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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