



Offers Over £279,000
Hopeful


DELMOR
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Hopeful

Methil, Leven, KY8 3DH

Located within a sought after area of Methil, this DETACHED VILLA retains much of its original charm and character. Accommodation comprises: Vestibule, Hall, Lounge, Sitting Room, Library (Or Bedroom Five) Dining Kitchen, Utility Room, four further bedrooms and family bathroom with five piece suite. Original features include: Intricate cornice ceilings, original varnished and polished timber floors, feature arch, high moulded skirting and door surround and panel doors. Partial Double Glazing, Efficient Gas combi Central Heating. Gardens. Views include Largo Bay, The Forth Estuary and Lothian hills beyond.





Vestibule

The main entrance to the property is on the south side, access is through an attractive composite external door with glazed inserts. The Vestibule retains its original cornice ceiling and mosaic tiled flooring. A further pattern glazed and timber door with glazed side screens lead to the main hall.

Main Hall

The main Hall exudes charm and old world character with high intricate cornice ceiling, original feature arch, high moulded skirting and door surrounds plus the traditional panel doors leading to the lounge, sitting room, library (or Bedroom five) and dining kitchen. A fabulous curving Origan Pine curving staircase rises to the upper level. Cupboard allows for storage.



Lounge

The first of the pubic rooms - positioned to the front of the property with impressive Bay Window formation over looking the front garden area with a limited view to the Forth Estuary and Lothians beyond. Intricate cornice ceiling, picture rail decoration, replacement polished timber flooring. High moulded skirting and door surrounds.

Sitting Room

Again positioned to the front of the property with large Bay Window formation that offers views to the Forth Estuary and Lothians beyond. Focal point for the room is an open cast iron fire place with timber mantle. High moulded skirting and door surround. Laminate flooring.

Library (Or Bedroom Five)

Presently being utilised as a further public room but could easily form a spacious double bedroom. Positioned to the rear of the property (Bowling Green Street) with window formation over looking the rear garden. The main feature of the room is an open cast iron fire with individual tiled inserts , tiled hearth and heavy timber mantle. Cupboard allows for storage. Original polished timber flooring.

Breakfasting Kitchen

The superbly spacious breakfasting kitchen enjoys an excellent supply of traditional base storage units, wall mounted display cabinets, marble effect wipe clean work surfaces with inset composite one and a half basin sink, drainer and antique style mixer taps, tiled splash backs, Full "AGA" range cooker (with recently installed energy efficient system) Canopy style recess. Ample space for a large breakfasting/dining table. Original sanded, varnished and polished timber flooring. Decorative cast iron reproduction radiator. Internal doors lead to the main hall and Utility room. Window formation looks to the rear.



Utility Room

The Utility room is located to the rear of the property (Bowling Green Street) and has an external door and window formation exits to the rear garden. Built in base storage units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps, plumbing for washing machine. The room also houses the high end gas combi central heating boiler (installed 2023).

Upper Floor

Stairs and Upper Hall

A superb Origan Pine staircase rises to the upper level. An arched window formation on the turn of the stairs allows for natural light. The spacious upper hall has origin panelled doors leading to all four bedrooms and the family bathroom.

Bedroom One

A superior sized split level room with thruppenny dormer window formation looking south and offering great views over the roof tops of Methil to include Largo Bay, the Forth Estuary and Lothian Hills beyond. Cupboard offers storage.

Bedroom Two

Similar to bedroom one with south facing thruppenny dormer window offering great scenic views.



Bedroom Three

The third bedroom is again a double with Velux window formation looking to the rear. Sizes include the coombe of the ceiling.

Bedroom Four

The only single bedroom, could also be engaged as a Home Office,. Velux window formation allows for natural light.

Bathroom

The generous sized family bathroom enjoys five piece suite comprising low flush WC, Bidet, antique style over sized wash hand basin, corner bath enclosed and wet walled shower compartment with "Mira Event" electric shower. Recessed display shelving.

Garage

A timber garage in need of attention. Allows vehicle access directly onto bowling Green Street.

Gardens

The property has garden ground to the front and rear and includes a drive to the rear exiting onto Bowling Green Street. The rear garden also accommodates the timber garage (In need of attention).



Heating and Glazing

Gas combi central heating (new high end boiler installed in 2023).
Partial 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

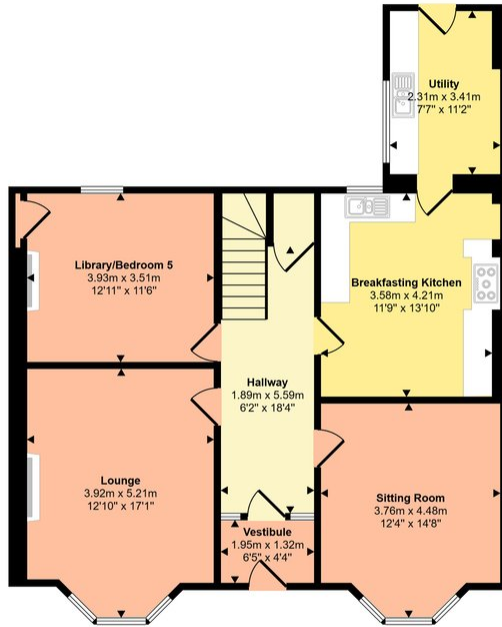
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available 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.



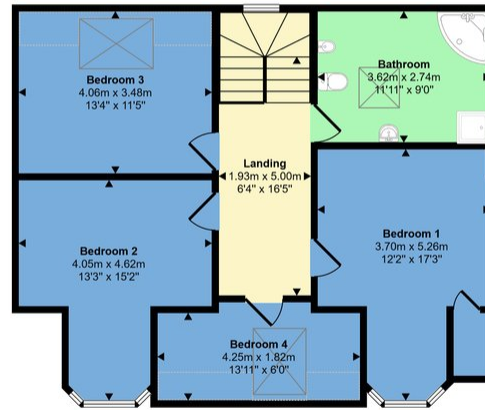
Approx Gross Internal Area
172 sq m / 1854 sq ft



Ground Floor
Approx 94 sq m / 1012 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 78 sq m / 842 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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