



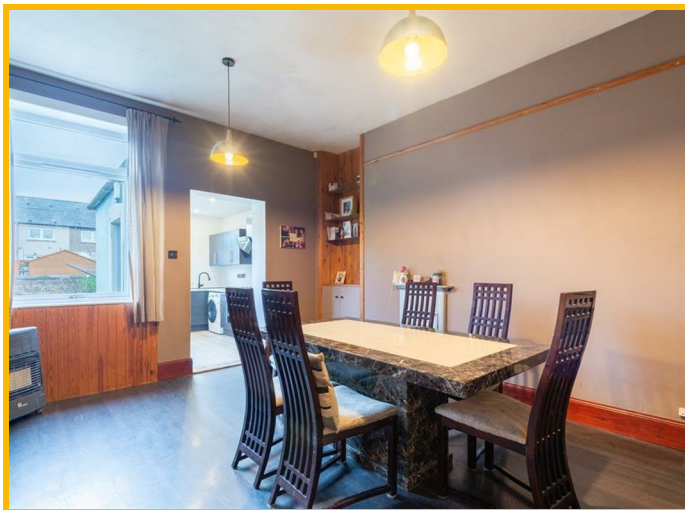
**189 Methilhaven Road, Methil, Leven, KY8 3LF**

**Offers Over £250,000**





CHARMING 4 Bedroom Detached Villa with TRADITIONAL FEATURES and SPACIOUS INTERIORS. Located within easy reach of local amenities including Primary School and an array of local shops with Leven High Street and Retail Park nearby. Great local transport links via Leven Bus Station and Train Station. Accommodation: Hall, living room, dining room, kitchen, box room, laundry cupboard, 4 double bedrooms (1 with a dressing room) and a bathroom. DG. GCH. Gardens. Garage. PERSONAL PROPERTY TOUR available online.



## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the spacious lower hallway. Timber stairs with a timber balustrade leading to the upper landing. Cupboard provides shelving/storage space. Under stair cupboard provides additional storage. Cornicing. Radiator. Laminate flooring.

## LIVING ROOM

14'11" x 14'7" (4.56m x 4.46m)

Spacious living room with a double-glazed bay window to the front. Cornicing. Picture rail. Radiator. Laminate flooring.

## DINING ROOM

15'5" x 11'8" (4.72m x 3.58m)

Spacious dining room with a double-glazed window to the rear overlooking the garden. Open fireplace with a cast iron surround. Shelved alcove provides display/storage space. Picture rail. Radiator. Laminate flooring. Doorway to a box room and open doorway to the kitchen.

## KITCHEN

12'1" x 7'1" (3.69m x 2.16m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Integrated appliances include a gas hob with an extractor fan above and oven below. Coordinating cupboard houses the gas central heating combi boiler. Double-glazed windows to the side and rear. Radiator. Vinyl flooring. UPVC door provides access to the rear garden.

## BOX ROOM

7'10" x 4'9" (2.41m x 1.46m)

Ideal space currently fitted with wall mounted and floor standing units providing ample fixed storage space. Potential to use as a home office with a double-glazed window to the rear overlooking the garden. Laminate flooring.

## BEDROOM 3

14'5" x 9'10" (4.41m x 3.02m)

Spacious double bedroom with a double-glazed window to the front. Cornicing. Picture rail. Radiator. Laminate flooring.

## BEDROOM 4

13'11" x 10'3" (4.26m x 3.14m)

Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe with sliding doors provides ample drawer/shelving/hanging/storage space. Shelved alcove provides additional display/storage space. Cornicing. Picture rail. Radiator. Laminate flooring.

## LAUNDRY CUPBOARD

6'3" x 3'1" (1.92m x 0.94m)

Convenient laundry cupboard with a double-glazed window to the side with space for a freestanding tumble dryer. Laminate flooring.

## BATHROOM

6'7" x 6'4" (2.01m x 1.94m)

3-piece suite comprising: W.C, wash hand basin and a P-shaped bath with a fixed curtain rail and an electric shower unit above. Opaque double-glazed window to the rear. Fully tiled. Vertical radiator. Tiled flooring.

## UPPER LANDING

Bright upper landing with a Velux window to the rear. Exposed wooden flooring.

## BEDROOM 1

19'7" x 16'10" (5.99m x 5.15m)

Spacious double bedroom with double-glazed bay window to the front and a double-glazed window to the side. Two cupboards provide hanging/storage space. Cornicing. Radiator. Exposed wooden flooring. Doorway to the dressing room.

## DRESSING ROOM

8'1" x 6'3" (2.48m x 1.93m)

Good-sized dressing room with a double-glazed Velux window to the front. Potential to convert into an ensuite

shower room, subject to relevant planning consent. Laminate flooring.

## BEDROOM 2

14'9" x 10'2" (4.50m x 3.12m)

Further double bedroom with a double-glazed window to the side. Cornicing. Radiator. Exposed wooden flooring.

## GARDEN

To the front of the property is an established hedgerow with 2 paved paths leading to the front entrance and side gate, providing access to the rear garden. The rear garden is mainly laid to lawn providing a blank canvas to enjoy transforming into a tranquil outdoor space. The stone-walled surround makes this garden a safe space for children and pets.

## GARAGE

16'9" x 8'5" (5.12m x 2.59m)

Good-sized garage provides secure parking accessed via a metal roller door. Timber doors provide additional access from the rear garden. Concrete flooring.

## AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.

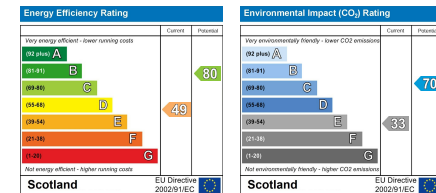
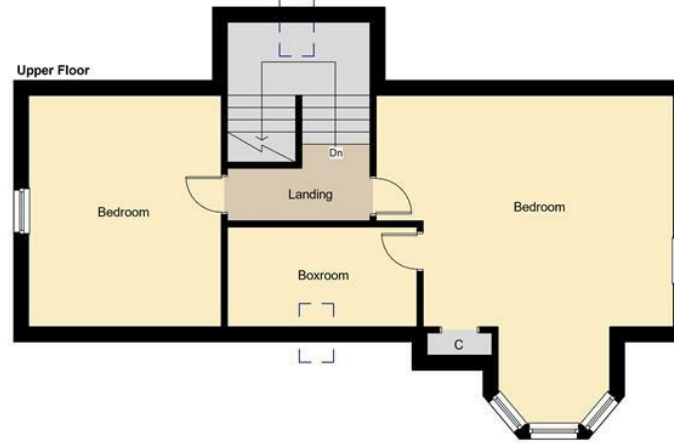












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