



20 Hollybank, Methil, KY8 2AU

Offers Over £95,000



NEWLY REFURBISHED 3 Bedroom Mid Terraced Villa with spacious rooms and garden spaces making this an ideal FAMILY HOME or buy-to-let-
INVESTMENT. Located in a sought-after area within walking distance of Cameron Bridge train station, local amenities and Primary / Secondary Schools.
Accommodation: hall, lounge, breakfasting kitchen, 3 double bedrooms and a bathroom. SG. GCH. Gardens. PERSONAL PROPERTY TOUR available
online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed window leading into the lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing.

LOUNGE

14'2" x 12'10" (4.32m x 3.92m)

Spacious lounge with a single-glazed window to the front. Radiator. Vinyl flooring. Doorway to the breakfasting kitchen.

BREAKFASTING KITCHEN

16'2" x 7'6" (4.95m x 2.30m)

Bright, newly fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Integrated appliances include a gas hob, extractor fan above and an oven below. Space for free standing appliances and dining furniture. Cupboard provides storage space. Single-glazed window to the rear overlooking the garden. Radiator. Vinyl flooring. Opaque glazed timber door provides access to the rear garden.

UPPER LANDING

Hatch provides access to the roof space. Radiator. Carpeted.

BEDROOM 1

15'9" x 8'11" (4.81m x 2.72m)

Spacious double bedroom with a single-glazed window to the rear overlooking the garden. Cupboard provides storage space. Radiator. Carpeted.

BEDROOM 2

11'7" x 12'5" (3.55m x 3.80m)

Additional double bedroom with 2 single-glazed windows to the front. Cupboard provides storage space. Radiator. Carpeted.

BEDROOM 3

9'9" x 9'2" (2.98m x 2.80m)

Further double bedroom with a single-glazed window to the front. 2 cupboards provide ample storage space and housing for the gas central heating condensing combi boiler. Radiator. Carpeted.

BATHROOM

6'3" x 5'7" (1.93m x 1.71m)

3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a mixer tap shower attachment. Opaque single-glazed window to the rear. Fully tiled. Radiator. Vinyl flooring.

GARDEN

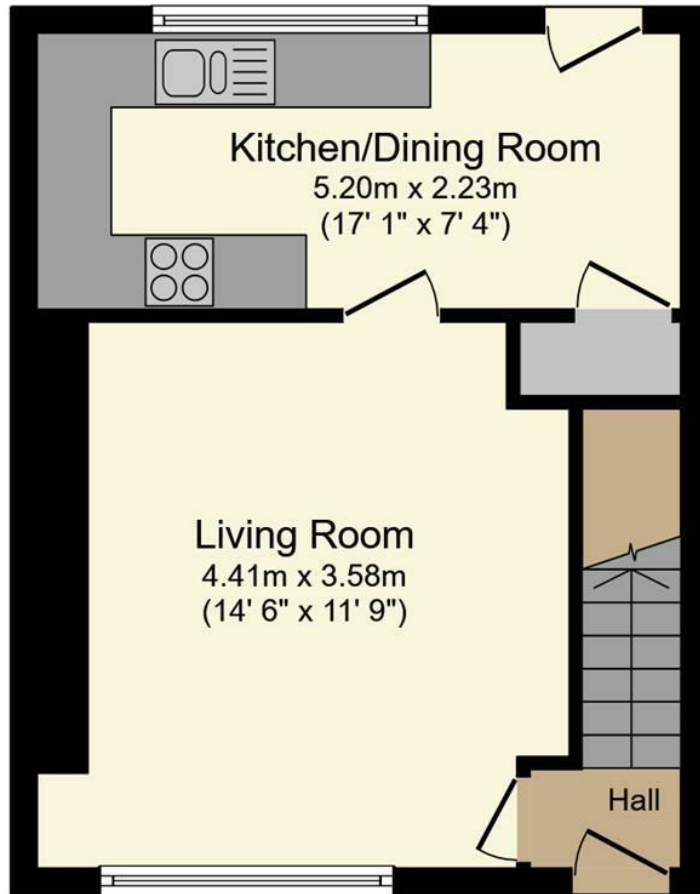
To the front of the property is mainly laid to lawn with an area of gravel and a paved path leading to the front entrance. A shared pend to the side leads to the rear garden. The rear garden is again mainly laid to lawn with a paved patio for garden furniture to relax and enjoy time in the sun.

AGENTS NOTES

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

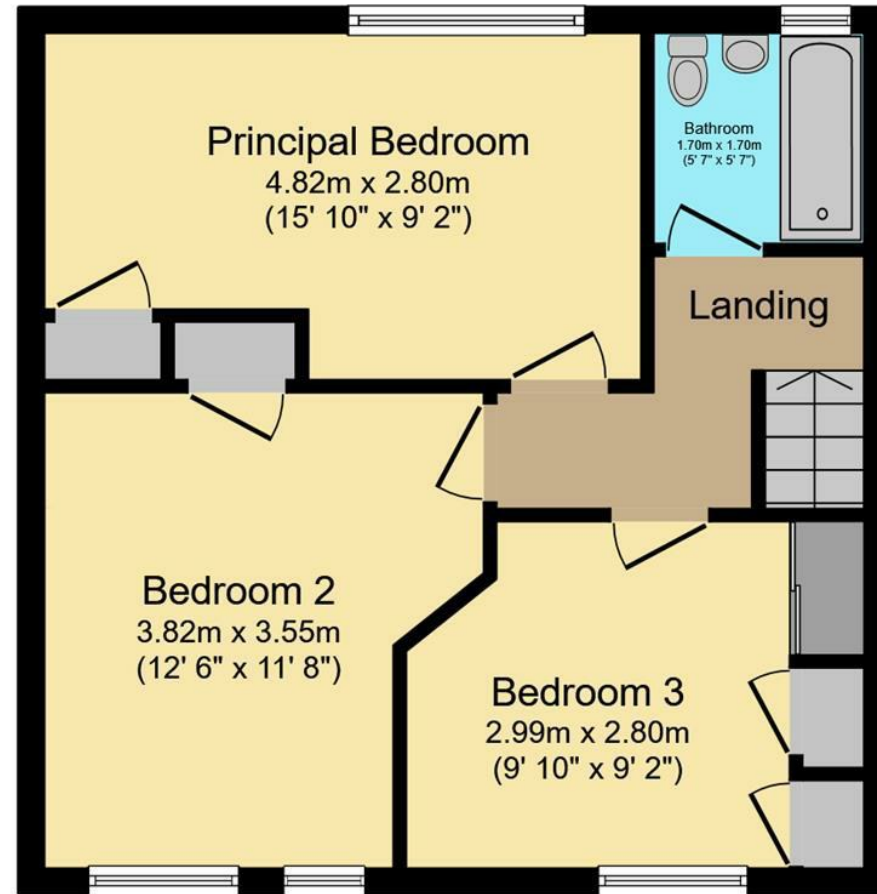






Ground Floor

Floor area 35.0 sq.m. (377 sq.ft.)

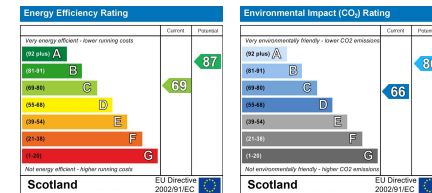


First Floor

Floor area 44.6 sq.m. (480 sq.ft.)

TOTAL: 79.7 sq.m. (857 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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