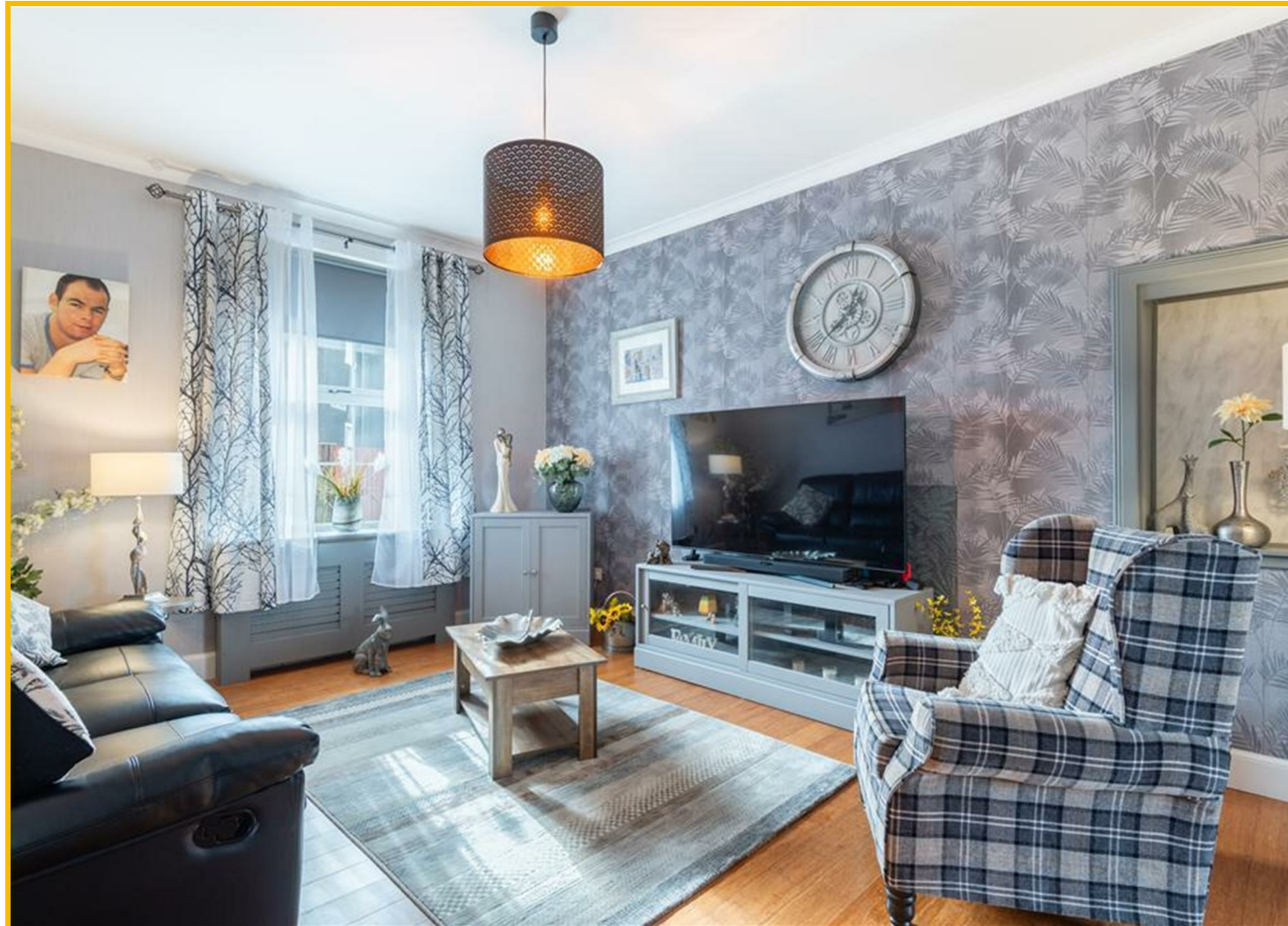
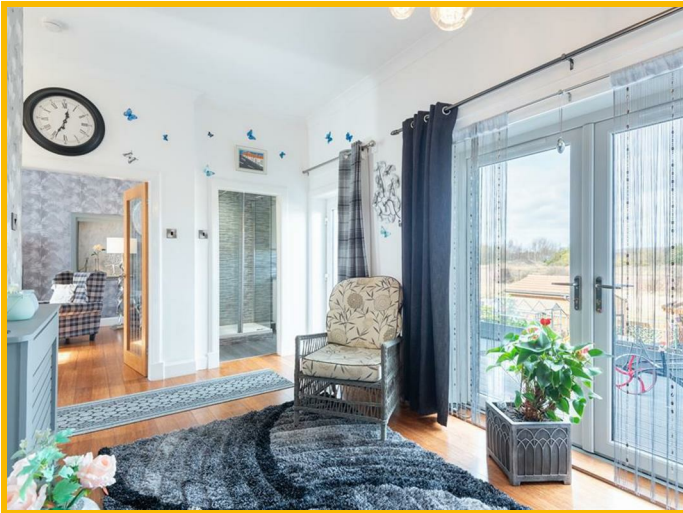




39 Cowley Street, Methil, Leven, KY8 3QQ

Offers Over £155,000

IMMACULATE 2 Bedroom 2 Reception Terraced Cottage offering ONE LEVEL LIVING with a garden, summerhouse and workshop. Located close to local amenities including Schools, shops and health/leisure facilities. Local Train Stations at Leven and Cameron Bridge provide direct links for Edinburgh and beyond. Accommodation: Hall, living room, kitchen, additional reception area, 2 double bedrooms and a shower room. DG. GCH. Elevated rear garden. Summer house and Workshop. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed inlet leading into the hallway via a tiled vestibule. Coving. Radiator. Laminate flooring.

LIVING ROOM

16'3" x 11'11" (4.96m x 3.65m)

Spacious living room with a double-glazed window to the front. Alcove provides display/storage space. Coving. 2 radiators. Laminate flooring. Access to the kitchen.

KITCHEN

9'6" x 9'3" (2.90m x 2.83m)

Fitted kitchen comprising: Wall mounted, floor standing units with solid wood worktops, a Belfast sink and wet walled splashbacks. Integrated appliances include an electric hob, extractor fan above, oven below and a slimline dishwasher. Coordinating cupboard houses the gas central heating combi boiler. Double-glazed windows to the rear with a pleasant view. Radiator. Laminate flooring.

ADDITIONAL RECEPTION /DINING

16'10" x 8'6" (5.14m x 2.60m)

Additional reception space with carpeted stairs and a timber balustrade leading to the upper bedroom. Ample space to create a seating area or a work from home space. Coving. Radiator. Laminate flooring. Double-glazed patio doors provide access to the rear garden.

BEDROOM 1

12'10" x 12'0" (3.92m x 3.67m)

Good-sized, bright double bedroom with a double-glazed window to the front. Fitted wardrobes provide shelving/hanging/storage space. Coving. Radiator. Laminate flooring.

SHOWER ROOM

9'4" x 4'11" (2.85m x 1.51m)

Contemporary 3-piece suite comprising: W.C, vanity wash

hand basin and a walk-in shower enclosure with a thermostatic control shower. Opaque double-glazed window to the rear. Fully tiled. Heated towel rail. Laminate flooring.

BEDROOM 2

19'3" x 11'3" (5.89m x 3.44m)

Spacious double bedroom with 2 Velux windows to the rear. Walk-in storage area. Radiator. Carpeted.

GARDEN

The enclosed rear garden is landscaped to provide areas of lawn with plants, shrubs and trees scattered throughout and gravelled low maintenance areas. 2 sections of timber decking provide the ideal location for garden furniture to relax and enjoy time in the sun under a pergola, entertaining family and friends in the sun. A timber gate at the end of the garden leads to a public walking path great for any dog owners.

WORKSHOP

11'10" x 8'0" (3.61m x 2.45m)

Great workshop ideal for the keen DIYer with fixed workbenches and its own fuse box providing light and power for the workshop itself and the summerhouse. Wooden flooring.

SUMMER HOUSE

8'2" x 7'9" (2.49m x 2.37m)

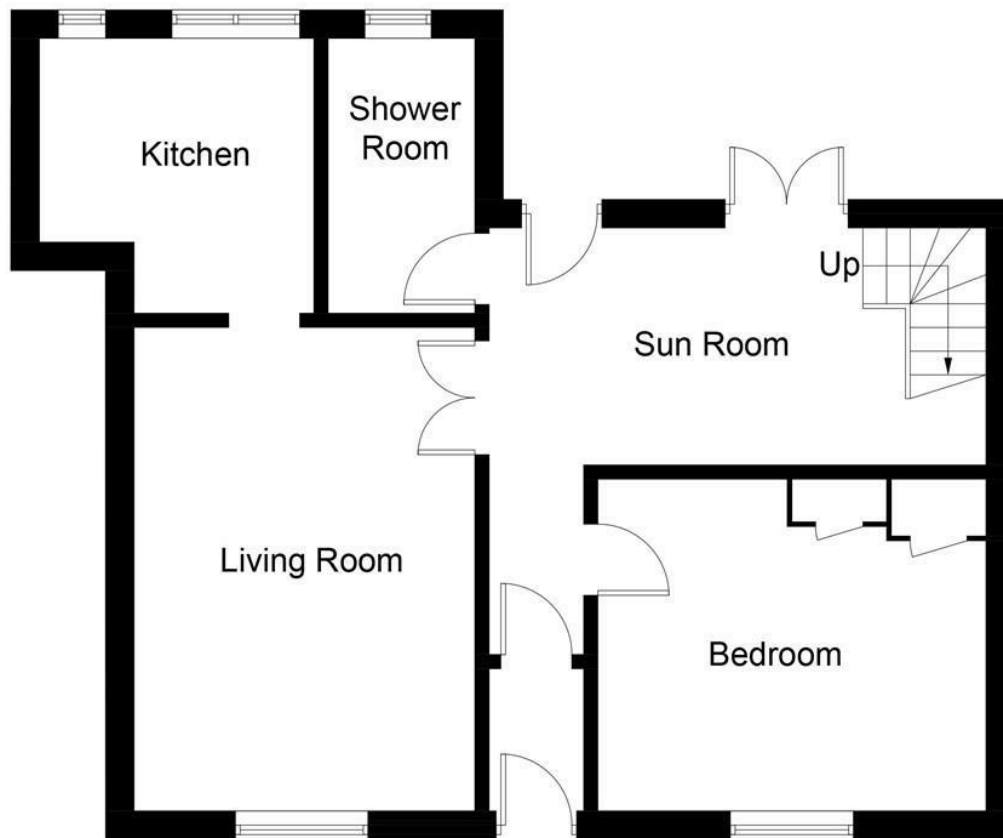
Timber summer house with wrap around double-glazed windows provides a great space to enjoy time outdoors in all weathers, currently utilised for a hot tub. Light and power is provided via the workshop. Wooden flooring.

AGENTS NOTES

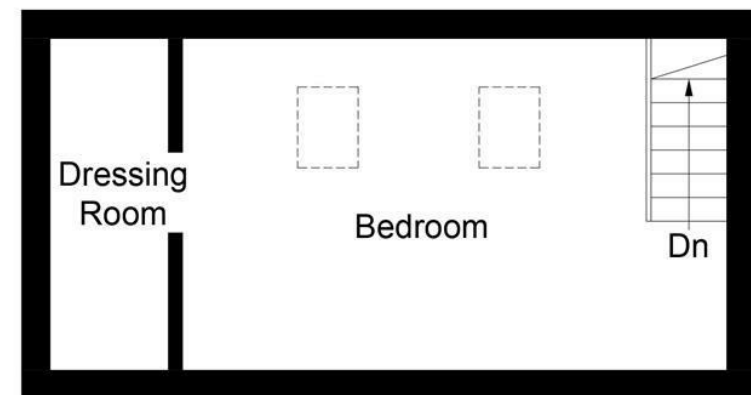
Please note that all room sizes are measured approximate to widest points.





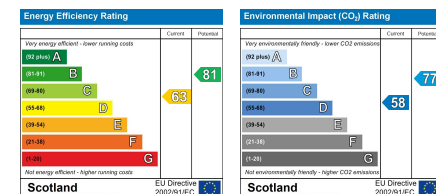


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171635)



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