5 Larchfield, Methil, Leven, Fife, KY8 2BQ

Offers Over £115,000

Fife Properties

Email: info@fifeproperties.co.uk
www.fifeproperties.co.uk

Fife Properties

SPACIOUS 3 Bedroom Semi-Detached Villa in MOVE IN CONDITION on a GENEROUS SIZED PLOT with garden and a driveway. Situated close to local amenities including schools and shops with additional shops, bars, restaurants and health / leisure facilities nearby in Leven. Local Train Station provides good commuter links for Edinburgh. Accommodation: Hall, living room, dining kitchen, utility room. 2 double bedrooms, good-sized single bedroom and a shower room. DG. GCH. Gardens. Off Street Parking. 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 lower hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Coving. Radiator. Vinyl flooring.

LOUNGE
18'5" x 11'1" (5.63m x 3.39m)
Bright lounge with double-glazed windows to the front and rear overlooking the garden. Stone fireplace with a gas fire set on a tiled hearth. 2 radiators. Vinyl flooring. Doorway to the dining kitchen.

DINING KITCHEN
12'6" x 10'7" (3.82m x 3.25m)
Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated gas hob with an extractor fan above and an oven below. Cupboard provides shelving/storage space. Ample space for dining furniture and free standing appliances. Double-glazed windows to the side and rear. Radiator. Tiled flooring. Doorway to the utility room.

UTILITY ROOM
7'3" x 6'2" (2.22m x 1.90m)
Convenient utility room with space for adding fitted wall mounted and floor standing units with space for freestanding plumbed appliances. Tiled flooring. UPVC door provides access to the garden.

UPPER LANDING
Cupboard houses the gas central heating condensing combi boiler. Double-glazed window to the rear. Carpeted.

BEDROOM 1
3.86m x 2.94m
Spacious double bedroom with a double-glazed window to the front. Cupboard provides storage space. Radiator. Vinyl flooring.

BEDROOM 2
11'0" x 9'1" (3.36m x 2.79m)
Additional double bedroom with a double-glazed window to the front. Hatch provides access to the roof space. Radiator. Carpeted.

BEDROOM 3
8'11" x 8'10" (2.74m x 2.70m)
Single bedroom with a double-glazed window to the rear overlooking the garden. Cupboard provides shelving/storage space. Radiator. Vinyl flooring.

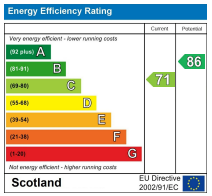
SHOWER ROOM
6'3" x 5'8" (1.93m x 1.74m)
3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic shower. Opaque double-glazed window to the rear. Fully wet walled. Heated towel rail. Vinyl flooring.

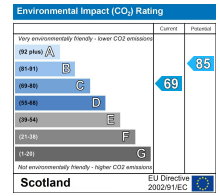
GARDEN
To the front of the property is low maintenance laid with gravel and contains plants and shrubs. The side of the property has an area of grass and a paved driveway providing off street parking and leads to the rear garden. The rear garden has an area of lawn with timber fencing and mature hedgerow. A paved patio provides an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. 2 timber sheds provide outdoor storage and potentially a workspace area for the keen DIY'er.

AGENTS NOTES
Please note that all room sizes are measured approximately to the widest points.

Email: info@fifeproperties.co.uk
www.fifeproperties.co.uk

Fife Properties





Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify you financial position before we can recommend any offer to the vendor.

Email: info@fifeproperties.co.uk
www.fifeproperties.co.uk

Fife Properties