

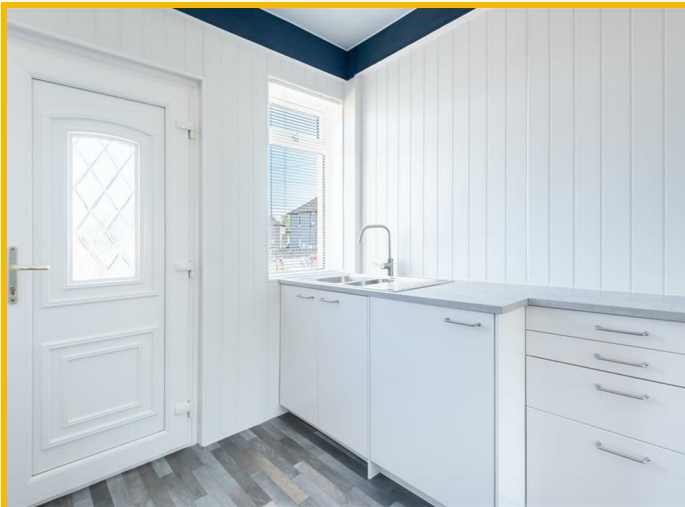


23 Memorial Road, Methil, Leven, KY8 3DA

Offers Over £75,000



RECENTLY RENOVATED 2 Bedroom Ground Floor Apartment on a CORNER PLOT offering one-level living with an extensive front garden and OFF-STREET PARKING. Situated within close proximity of the local Primary and Secondary Schools with a short drive to Leven Town Centre for all essential amenities including Train Station, shops, bars, restaurants and health/leisure facilities with the Fife Coastal Path, beaches and golf courses nearby. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Front and Rear 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 window leading into the hallway through the vestibule with a double-glazed window to the side and space for storage. Radiator. Carpeted.

LOUNGE

14'9" x 12'11" (4.52m x 3.94m)

Spacious lounge with a double-glazed window to the front. Alcove provides display storage space with a cupboard below. Feature gas fire with a back boiler. Ceiling rose. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN

9'8" x 8'3" (2.95m x 2.54m)

Bright fitted kitchen comprising: Floor standing units with contrasting worktops. Integrated appliances include an induction hob, extractor fan, oven, fridge and a washer dryer. Cupboard houses the hot water tank with additional storage space. 2 double-glazed windows to the rear. Radiator. Vinyl flooring. UPVC door with an opaque double-glazed window leads to the rear garden.

BEDROOM 1

11'10" x 8'5" (3.63m x 2.57m)

Good-sized double bedroom with a double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

BEDROOM 2

12'10" x 10'11" (3.92m x 3.34m)

Additional double bedroom with a double-glazed window to the front. Radiator. Carpeted.

BATHROOM

8'2" x 4'9" (2.51m x 1.45m)

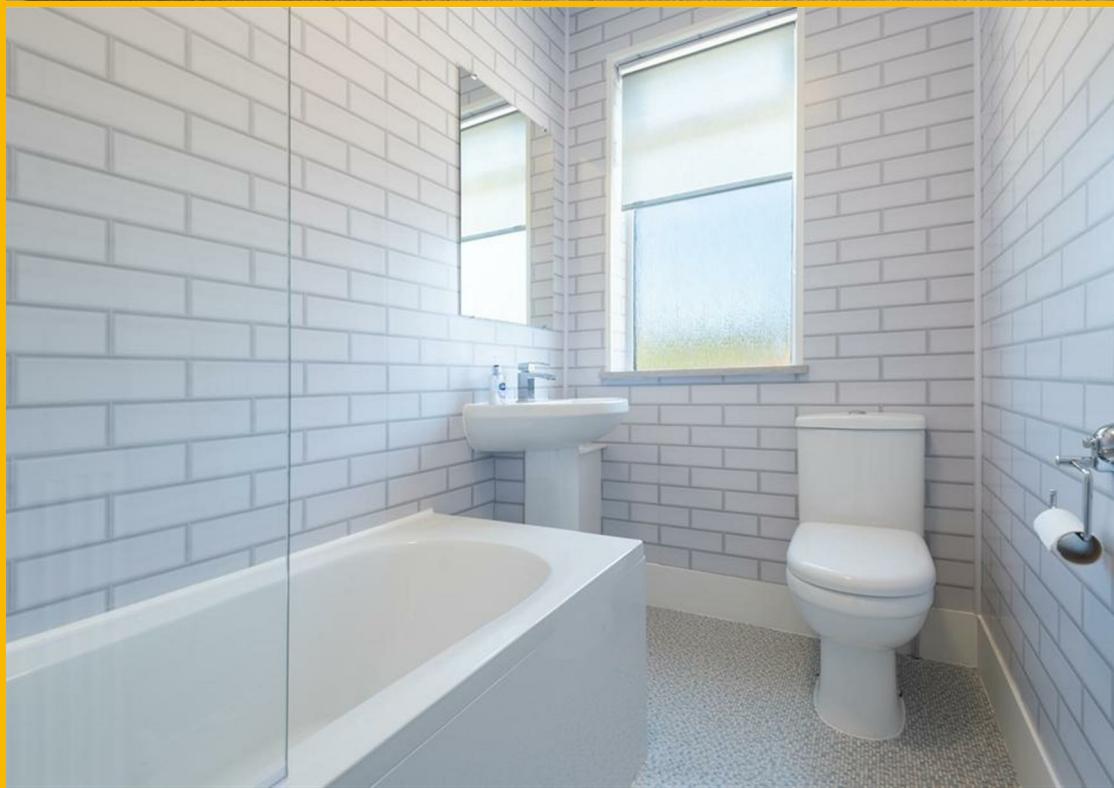
Newly fitted 3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and an electric shower unit above. Opaque double-glazed window to the rear. Fully wet walled. Radiator. Vinyl flooring.

GARDEN

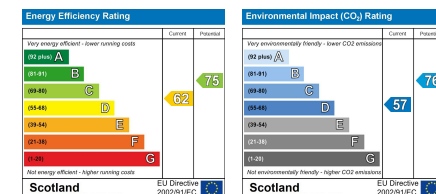
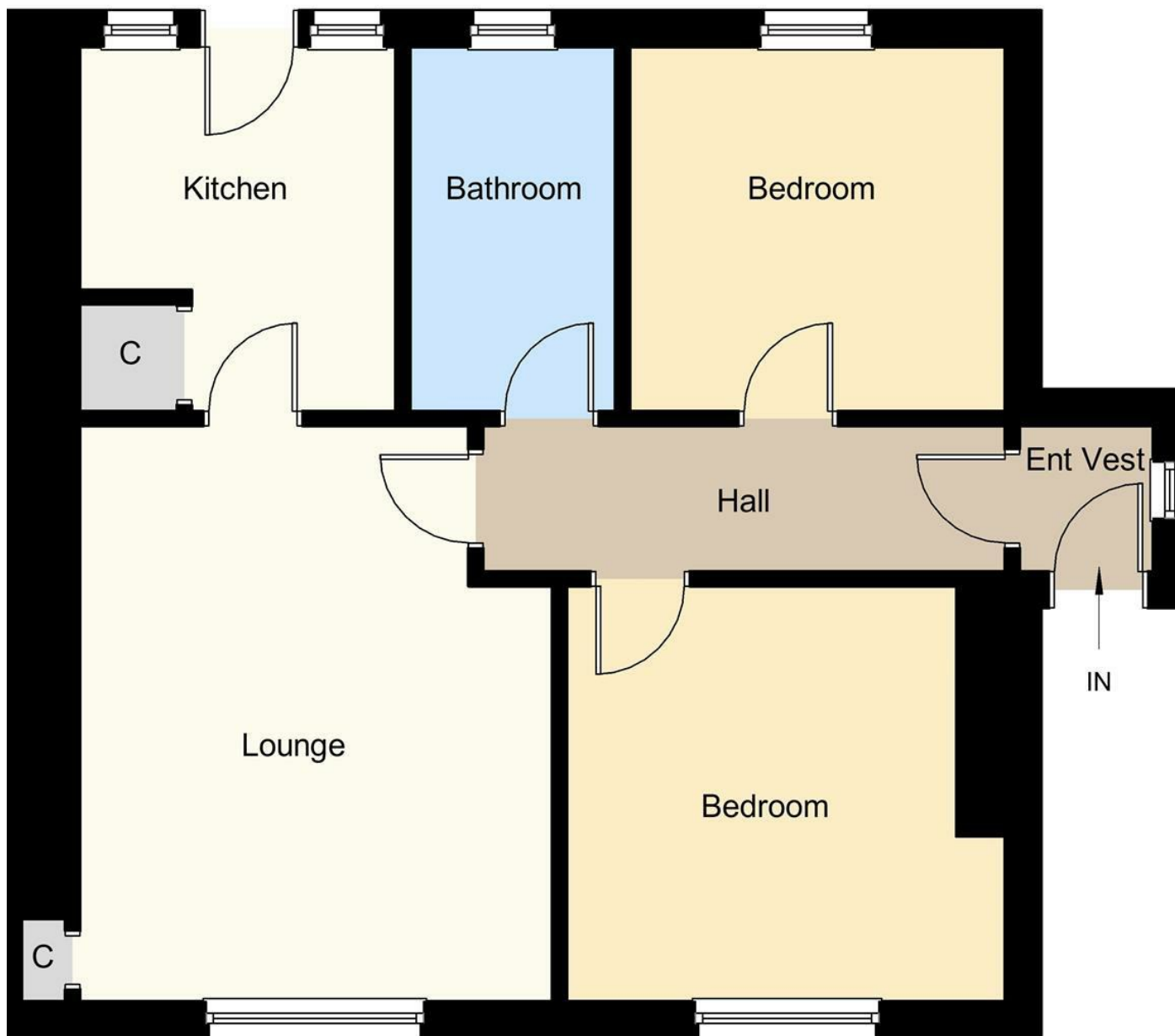
To the front of the property the extensive corner plot has an area of lawn with a gravel driveway providing off street parking for multiple vehicles. The rear garden has an area of lawn and a paved patio providing an ideal spot for garden furniture to relax and enjoy time in the sun. A timber shed provides outdoor storage space.

AGENTS NOTES

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







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 your financial position before we can recommend any offer to the vendor.