

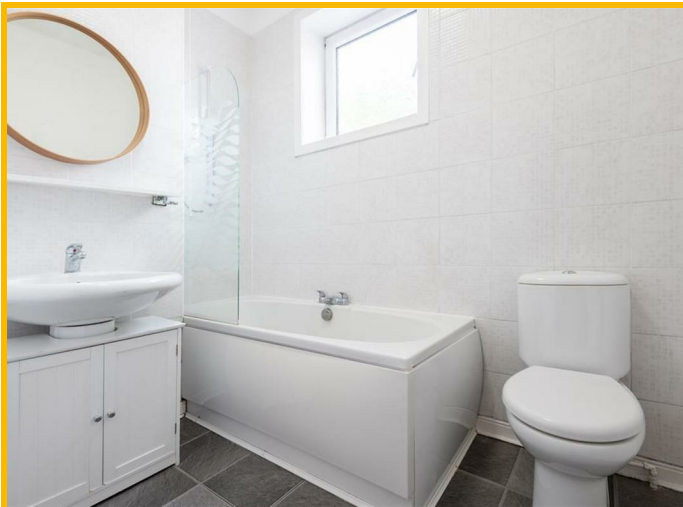


26 McDonald Street, Methil, Leven, Fife, KY8 3AJ

Offers Over £95,000



SPACIOUS 3 Bedroom Upper Flat split over 2 levels in MOVE IN CONDITION with AMAZING VIEWS of the Firth of Forth. Situated close to local amenities with a short drive to Leven for the town centre, retail park, bars/cafes/restaurants and health/leisure facilities with the Train Station providing direct links to Edinburgh. Close to Fife's Beautiful Coastal Path and Leven Beach with several Golf Courses nearby. Accommodation: Hall, living room, kitchen, 3 double bedrooms and a bathroom. DG. GCH. Shared Garden. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a timber door leading into the spacious lower hallway via the vestibule. A timber open tread staircase leads to the second floor. Cupboard provides shelving/hanging/storage space. Additional walk-in cupboard provides further storage. Cornicing. Radiator. Laminate flooring.

LIVING ROOM

15'6" x 12'0" (4.73m x 3.66m)

Spacious living room with a double-glazed window to the rear. Decorative timber fireplace. Radiator. Laminate flooring. Doorway to the kitchen.

KITCHEN

13'8" x 7'11" (4.19m x 2.42m)

Bright fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Ample space for several freestanding appliances. Cupboard houses the gas central heating boiler. Double-glazed windows to both sides. Radiator. Vinyl flooring.

BEDROOM 1

16'6" x 12'5" (5.03m x 3.80m)

Spacious and bright double bedroom with a double-glazed bay window to the front with a partial sea view towards the Firth of Forth. Alcove provides display/storage space. Cornicing. Radiator. Carpeted.

BEDROOM 2

14'7" x 8'8" (4.47m x 2.65m)

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

BATHROOM

8'4" x 5'8" (2.56m x 1.75m)

3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and an overhead electric shower. Opaque

double-glazed window to the rear. Partially tiled. Radiator. Laminate flooring.

UPPER LANDING

Leads to the 3rd bedroom. Hatch provides access to the eaves storage space. Laminate.

BEDROOM 3

14'4" x 10'9" (4.38m x 3.30m)

Further double bedroom with a double-glazed window to the front with a panoramic sea view towards the Firth of Forth. Fitted wardrobe provides shelving/hanging/storage space with fitted drawers. Radiator. Carpeted.

GARDEN

To the rear of the property is a shared low maintenance garden laid with mono bloc and an area of decking. A timber shed provides outdoor storage.

AGENTS NOTES

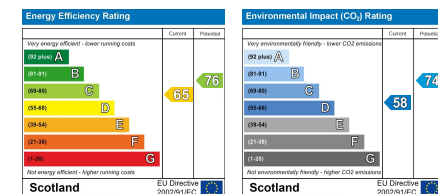
Please note that all room sizes are measured approximately to the widest points.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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