

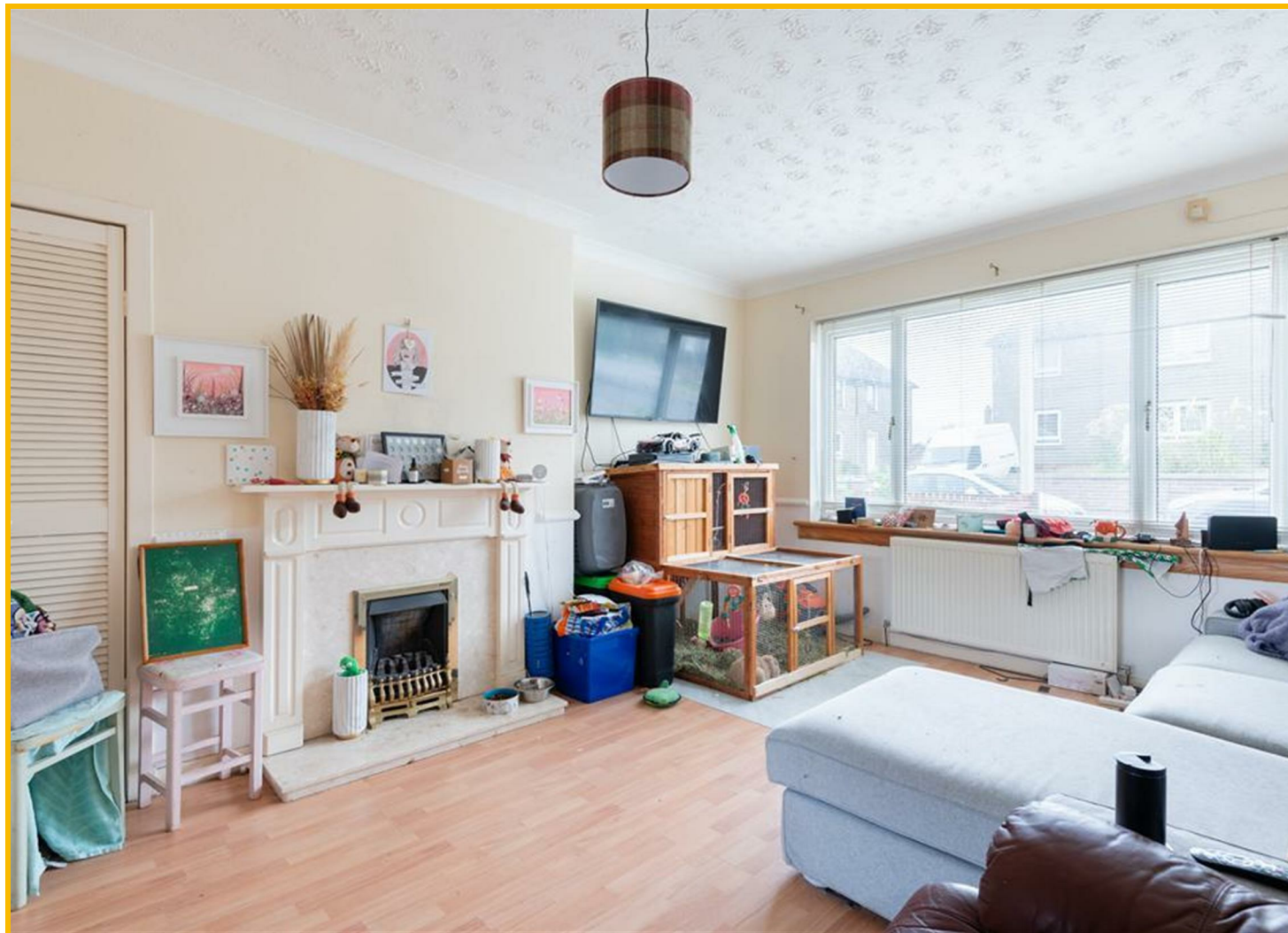


33 Kirkland Walk, Methil, Leven, KY8 2AA

Offers Over £55,000



INVESTMENT OPPORTUNITY 3 Bedroom Ground Floor Apartment with the **OPPORTUNITY TO ADD VALUE**. The property offers off street parking, front and rear gardens with countryside views. Located a short drive to Leven for all essential amenities, health / leisure facilities and cafes / restaurants / bars with the Fife Coastal Path, Beach and Golf Courses nearby. Leven Train Station provides direct links with Edinburgh. Accommodation: Hall, lounge, kitchen, 3 double bedrooms and a bathroom. DG. GCH. Garden. Off Street Parking. EV Charge Point. **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. Cupboard provides shelving/storage space. Radiator. Laminate flooring.

LOUNGE

15'8" x 11'3" (4.78m x 3.44m)

Bright lounge with a double-glazed window to the front. Feature fireplace with a gas fire set in a marble effect surround. Cupboard provides shelving/storage space. Coving. Dado rail. Radiator. Laminate flooring. Doorway to the kitchen.

KITCHEN

11'2" x 10'1" (3.42m x 3.09m)

Good-sized kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan and an oven below. Ample space for freestanding appliances. Double-glazed window to the rear. Coving. Radiator. UPVC door with an opaque double-glazed window leads to the rear garden.

BEDROOM 1

11'9" x 10'2" (3.59m x 3.12m)

Bright double bedroom with double-glazed windows to the front and side. Cupboard provides shelving/storage space. Radiator. Laminate flooring.

BEDROOM 2

13'8" x 11'3" (4.19m x 3.45m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Decorative fireplace. Coving. Radiator. Laminate flooring.

BEDROOM 3

11'9" x 9'3" (3.59m x 2.82m)

Further double bedroom with a double-glazed window to the front. Cupboard provides shelving/storage space. Coving. Radiator. Laminate flooring.

BATHROOM

7'11" x 5'5" (2.42m x 1.66m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with a fixed curtain rail and a thermostatic control shower. Opaque double-glazed window to the rear. Partially wet walled. Vertical radiator. Laminate flooring.

GARDEN

To the front of the property is an area of lawn with borders containing plants and shrubs. A low maintenance driveway provides off street parking to the side of the property, with EV Charge Point, and a gate leading to the rear garden. The enclosed rear garden is mostly low maintenance with areas of paving and gravel providing ample space for outdoor furniture to relax and enjoy time in the sun with family and friends.

SUMMERHOUSE

15'0" x 5'10" (4.58m x 1.80m)

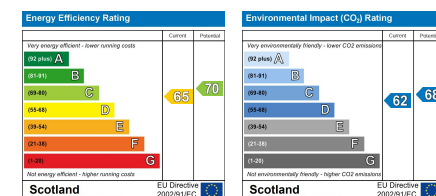
Good-sized summer house providing a sheltered spot outdoors to enjoy time in all weathers with a vast amount of storage space. Provision for light and power with timber flooring.

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.