



147 Methil Brae, Methil, Leven, KY8 3LS

Offers Over £82,000



IMMACULATE 2 Bedroom Upper Apartment, RECENTLY RENOVATED and in MOVE IN CONDITION with extensive rear garden and off-street parking. Located a short drive to Leven for the High Street, Retail Park, Beach, Coastal Path, Golf Courses, and Train Station offering direct links to Edinburgh City Centre. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Garden. 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 hallway through the vestibule. Hatch provides access to the roof space. Radiator. Carpeted.

LOUNGE

14'9" x 12'10" (4.52m x 3.92m)

Spacious lounge with a double-glazed window to the front. Shelved alcove provides display/storage space with a cupboard below. Coving. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN

9'4" x 8'0" (2.85m x 2.46m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Ample space for freestanding appliances. Cupboard provides shelving/storage space. Wall mounted gas central heating condensing combi boiler. 2 double-glazed windows to the rear. Radiator. Laminate flooring.

BEDROOM 1

10'11" x 8'0" (3.33m x 2.46m)

Spacious double bedroom with a double-glazed window to the front. Cupboard provides shelving/storage space. Coving. Radiator. Carpeted.

BEDROOM 2

9'6" x 8'4" (2.92m x 2.56m)

Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM

8'3" x 4'9" (2.52m x 1.47m)

Contemporary 3-piece suite comprising: Inset W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control shower. Opaque double-glazed window to the rear. Heated towel rail. Laminate flooring.

GARDEN

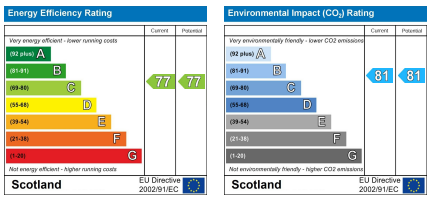
To the front of the property is a low maintenance garden laid with paving providing ample off-street parking accessed via metal double gates. The extensive rear garden is laid to lawn with an area of timber decking providing an ideal spot for garden furniture to relax and enjoy time in the sun. A timber shed provides outdoor storage space.

AGENTS NOTES

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







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