



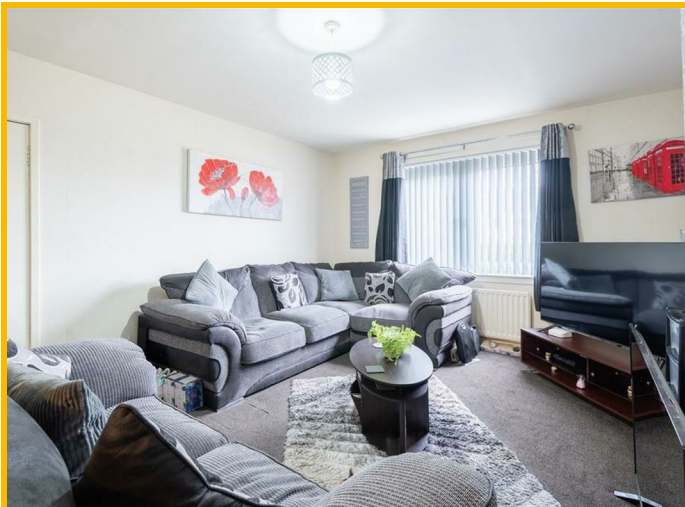
**543 Methilhaven Road, Buckhaven, Leven, KY8 1EG**

**Offers Over £75,000**





SPACIOUS 2 Bedroom GROUND FLOOR apartment with the OPPORTUNITY TO ADD VALUE, offering one level living and gardens. Located within walking distance of local Primary / Secondary schools and a short drive to Cameron Bridge Train Station, and Leven for the High Street, Fife Coastal Path, Beach, Retail Parks, Golf Courses and Train Station. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a shower room. DG. GCH. Front and Rear Gardens. PERSONAL PROPERTY TOUR available online.



## **DIRECTIONS**

Please contact agent for further information.

## **HALL**

Access is via a UPVC door with opaque double-glazed inlets leading into the hallway. Cupboard provides storage space. Radiator. Carpeted.

## **LOUNGE**

16'4" x 12'7" (5.00m x 3.84m)

Spacious lounge with a double-glazed window to the front. 2 radiators. Carpeted. Doorway to the kitchen.

## **KITCHEN**

11'3" x 9'1" (3.45m x 2.77m)

Galley style fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and upstand with a tiled splashback. Space for several freestanding appliances. Cupboard houses the gas central heating condensing combi boiler. Double-glazed window to the rear. Radiator. UPVC door with an opaque double-glazed window leads to the rear garden.

## **BEDROOM 1**

11'10" x 11'5" (3.61m x 3.50m)

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

## **BEDROOM 2**

11'9" x 9'4" (3.59m x 2.86m)

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

## **SHOWER ROOM**

6'11" x 5'8" (2.11m x 1.74m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a folding screen and electric shower unit. Opaque double-glazed window to the rear. Radiator. Vinyl flooring.

## **GARDEN**

To the front of the property is low maintenance laid with

gravel. Access to the side of the property leads to the rear garden. The rear garden is again low maintenance laid with gravel.

## **AGENTS NOTES**

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





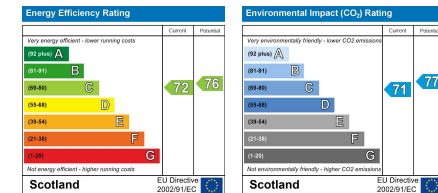




# GROUND FLOOR



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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