



**78 Den Walk, Methil, Leven, KY8 3LH**  
**Offers Over £55,000**

INVESTMENT OPPORTUNITY 2 Bedroom Upper Apartment situated in a POPULAR BUY-TO-LET area close to all local amenities, transport links and schools making this a FANTASTIC OPPORTUNITY for an investor to expand their portfolio.

Located within walking distance to the local Primary/Secondary Schools and a short drive to Leven town centre providing all essential amenities with Levenmouth Train Station providing direct travel links with Edinburgh. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and bathroom. DG. GCH. Garden.

The property has a long-term tenant situated and currently produces an annual gross income of £4,800 (8.7% gross yield). The new owner could increase to the current market value and achieve an annual gross income of up to £6,600. Taking into consideration the asking price, this is a great opportunity to add value and makes for a worthwhile addition to any investor's property portfolio

**HALL**

Access is via timber door leading into the hallway.  
Radiator. Carpeted flooring.

**LOUNGE 14'9" x 12'9" (4.51m x 3.91m)**

Spacious lounge with a double-glazed window to the front.  
Fireplace. Carpeted flooring. Doorway leading to the kitchen.

**KITCHEN 9'3" x 8'3" (2.84m x 2.53m)**

Fitted kitchen comprising: Wall mounted, floor standing units with timber effect worktop and splashback. Space for several freestanding appliances. Cupboard houses the gas central heating condensing combi boiler. Double-glazed window to the rear and an additional single-glazed opaque window to the rear. Radiator. Timber effect laminate flooring.

**BEDROOM 1 12'10" x 11'0" (3.92m x 3.36m)**

Good-sized double bedroom with a double-glazed window to the front. Cupboard provides storage space. Radiator. Carpeted flooring.

**BEDROOM 2 11'10" x 8'4" (3.62m x 2.55m)**

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

**BATHROOM 8'3" x 4'9" (2.53m x 1.47m)**

3-piece suite comprising: W.C, wash hand basin and bath with electric shower unit overhead and tiled surround.  
Opaque double-glazed window to the rear. Radiator. Carpeted flooring.

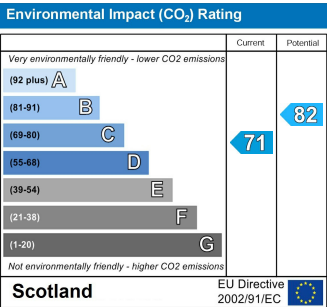
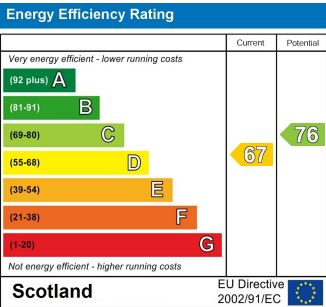
**GARDEN**

The rear garden is laid to lawn with a designated area for drying clothes with timber fence surround and access gate

**AGENTS NOTES**

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

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GROUND FLOOR



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