



**143 Methil Brae, Methil, Leven, KY8 3LS**

**Offers Over £80,000**





EXTENDED 2 Bedroom 2 Reception GROUND FLOOR Apartment, in MOVE IN CONDITION offering one-level living with front and rear gardens. Situated close to local Primary School with a short drive to Leven for the High Street, Retail Park, Beach, Fife Coastal Path, Golf Courses, and Train Station offering direct links to Edinburgh City Centre. Accommodation: Hall, lounge, kitchen, sunroom, 2 double bedroom and a bathroom. 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 an opaque double-glazed inlet leading into the hallway. Dado rail. Radiator. Vinyl flooring.

## **LOUNGE**

14'10" x 12'10" (4.53m x 3.93m)

Good-sized lounge with a double-glazed window to the front. Feature electric fire set in a timber surround. Shelved alcove provides display/storage space with a cupboard below. Radiator. Laminate flooring. Timber-glazed double doors lead into the kitchen.

## **KITCHEN**

14'6" x 9'5" (4.44m x 2.88m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan, eye level oven and a microwave oven. Double-glazed window to the side. Cupboard provides additional storage space. Vinyl flooring. Doorway to the sunroom

## **SUNROOM**

9'8" x 9'4" (2.95m x 2.86m)

Bright sunroom with double-glazed patio doors to the rear providing natural light and access to the rear garden. Radiator. Laminate flooring.

## **BEDROOM 1**

12'10" x 10'11" (3.92m x 3.34m)

Spacious double bedroom with a double-glazed window to the front. Cupboard provides housing for the gas central heating condensing combi boiler. Radiator. Vinyl flooring.

## **BEDROOM 2**

11'10" x 8'3" (3.62m x 2.54m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Radiator. Vinyl flooring.

## **BATHROOM**

8'3" x 4'8" (2.54m x 1.43m)

Modern 3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Radiator. Tiled flooring.

## **GARDEN**

The front garden is low maintenance laid with gravel and a paved path leading to the property entrance. A timber gate provides access to the rear garden. Enclosed within a timber fence surround, the rear garden is again low maintenance laid with gravel providing a blank canvas for a keen gardener to put their stamp on it. A timber decked area provides a great spot for garden furniture to relax and enjoy time in the sun.

## **AGENTS NOTES**

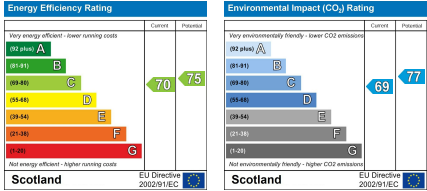
Please note that all room sizes are measured approximately to the widest points.











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