



602 Methilhaven Road, Buckhaven, Leven, KY8 1DN

Offers Over £210,000



RARELY AVAILABLE 3 Bedroom Semi-Detached BUNGALOW with a substantial garden, summer house, off street parking and a garage. Situated on a **CORNER PLOT** within walking distance of local amenities. Close to Leven providing all essential amenities with the High Street, retail park, Primary / Secondary Schools and access to the Fife Coastal Path, Beach and Golf Courses. Local bus routes on your doorstep with the Cameron Bridge Train Station nearby with direct links to Edinburgh and the Fife Circular Route. Accommodation: Hall, lounge, dining kitchen, utility porch, 3 double bedrooms and a shower room. DG. GCH. Gardens. Summerhouse. Driveway and a Garage. **PERSONAL PROPERTY TOUR** available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed window. Roof space accessed via a fixed ladder houses the hot water tank. Radiator. Carpeted.

LOUNGE

14'11" x 11'6" (4.56m x 3.51m)

Bright lounge with a double-glazed window to the front. Feature timber fireplace with a gas fire and back boiler. Alcove provides display/storage space with a cupboard below. Coving. Radiator. Carpeted.

DINING KITCHEN

9'11" x 9'3" (3.03m x 2.83m)

Spacious kitchen comprising: Wall mounted, floor standing units with coordinating worktops and wet walled splashbacks. Integrated appliances include an electric hob, extractor fan and an oven. Space for dining furniture. Coving. Radiator. Laminate flooring. Doorway to the utility porch.

UTILITY PORCH

5'10" x 5'0" (1.78m x 1.53m)

Convenient utility porch with double-glazed windows to the side and rear overlooking the garden. Radiator. Laminate flooring. UPVC door with opaque double-glazed inlets provides access to the rear garden.

BEDROOM 1

13'3" x 12'4" (4.05m x 3.76m)

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

BEDROOM 2

13'4" x 7'10" (4.08m x 2.41m)

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

BEDROOM 3

13'4" x 10'4" (4.08m x 3.17m)

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

SHOWER ROOM

6'11" x 6'5" (2.12m x 1.97m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and an electric shower unit. Opaque double-glazed window to the rear. Fully tiled. Radiator. Tiled flooring.

GARDEN

The front garden has an area of lawn with borders containing mature plants, shrubs and trees with concrete paths leading to the front entrance. The side of the property has a good-sized area of lawn with borders and a driveway providing off street parking and access to the garage. A timber gate to the side of the property leads to the enclosed rear garden. The rear garden is again laid to lawn with paved patio providing an ideal space for garden furniture to relax and enjoy time in the sun. A timber summerhouse provides a great space to enjoy sheltered time outdoors in all weathers. Concrete ramp access to the rear of the garage.

GARAGE

17'9" x 8'7" (5.42m x 2.63m)

Good-sized timber garage accessed from the driveway or the rear garden provides parking with additional storage space. Single-gazed window to the rear provides natural light.

AGENTS NOTES

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

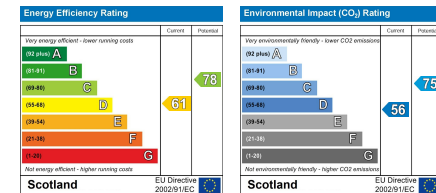




GROUND FLOOR



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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