



Pirnie Keep Main Street, Methilhill, Leven, KY8 2DP

Offers Over £260,000



EXTENDED 3 Bedroom Detached BUNGALOW situated on a SUBSTANTIAL PLOT with a Stunning Garden Room, double garage with attic room, and off-street parking for multiple vehicles. Located a short walk from local amenities and Primary School, and a short drive to Cameron Bridge Train Station offering direct links to Edinburgh City Centre, and on to Leven for the High Street, Beach, Promenade, Fife Coastal Path, Golf Courses, and further Train Station. Accommodation: Sunroom, open-plan lounge/dining room, kitchen, utility room, 3 bedrooms and a shower room. DG. GCH. Off-Street Parking, Garden Room, and a Double Garage with a converted attic room. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

ACCESS

The property is accessed via double-glazed patio doors off the driveway leading directly into the sunroom.

SUNROOM

26'0" x 13'2" (7.95m x 4.02m)

Bright wraparound sunroom with double-glazed windows to the side and rear overlooking the garden. Breakfasting area looks into the kitchen providing a social dining space. Cupboard houses the gas central heating condensing combi boiler with ample additional storage space and an access point for the attic. 2 radiators. Vinyl cushioned tile and laminate flooring. Access to the kitchen and lounge dining room with additional patio doors allowing you to open the space when entertaining.

KITCHEN

13'8" x 10'1" (4.19m x 3.09m)

Stunning fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a 5-burner gas hob, extractor fan, eye level oven/grill, microwave, dishwasher and a fridge/freezer. Double-glazed windows to the side and rear. Vertical radiator. Vinyl cushioned tile flooring. Access to the utility room.

UTILITY ROOM

7'1" x 6'3" (2.16m x 1.91m)

Convenient utility room with fitted units and an integrated washer/dryer. Vinyl cushioned tile flooring. Opaque double-glazed UPVC door provides access to the garden.

OPEN-PLAN LOUNGE/DINING ROOM

25'5" x 10'5" (7.77m x 3.20m)

Spacious lounge dining room with double-glazed windows to the front. Ample space for dining furniture. Coving. Dado rail. 2 radiators. Laminate flooring. Timber door leads into the inner hall. Double timber glazed doors lead into the sunroom.

BEDROOM 1

11'2" x 9'8" (3.42m x 2.97m)

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

BEDROOM 2

11'2" x 7'1" (3.42m x 2.18m)

Good-sized single bedroom with a double-glazed window to the front. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Coving. Radiator. Laminate flooring.

BEDROOM 3

10'2" x 7'10" (3.11m x 2.40m)

Additional double bedroom with a double-glazed window to the front. Freestanding unit over the bed provides ample storage space. Coving. Radiator. Laminate flooring.

SHOWER ROOM

8'7" x 7'2" (2.63m x 2.19m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and a thermostatic control rainfall shower. Fully wet walled/tiled. Radiator. Laminate flooring.

GARDEN

To the front of the property is a low maintenance garden laid with mono bloc paving, enclosed within a brick wall and metal fence surround with a metal gate. To the side of the property are metal double gates providing access to the extensive rear garden. The rear garden is again low maintenance laid with mono bloc providing ample off-street parking for multiple vehicles and flexible space to add garden furniture to enjoy time outdoors in the sun. At the far end of the garden is an additional area of garden laid with paving stones providing a further low maintenance garden space full of potential to transform into a tranquil haven of your own.

GARDEN ROOM

22'6" x 12'2" (6.87m x 3.71m)

Fantastic garden room providing an ideal space for entertaining with 2 bi-fold double-glazed doors allowing you to bring the outdoors inside. The garden room is fully insulated and lined, with laminate flooring and provision for light, power, electric heating, tv aerial and full broadband access. The media wall offers hidden cable management with Bose Bluetooth speakers located in the ceiling. Custom made bar with space for storage and a fridge below.

GARAGE

18'10" x 18'7" (5.76m x 5.67m)

Substantial double garage accessed via 2 metal up and over doors providing secure parking with additional storage space. Provision for light and power with concrete flooring.

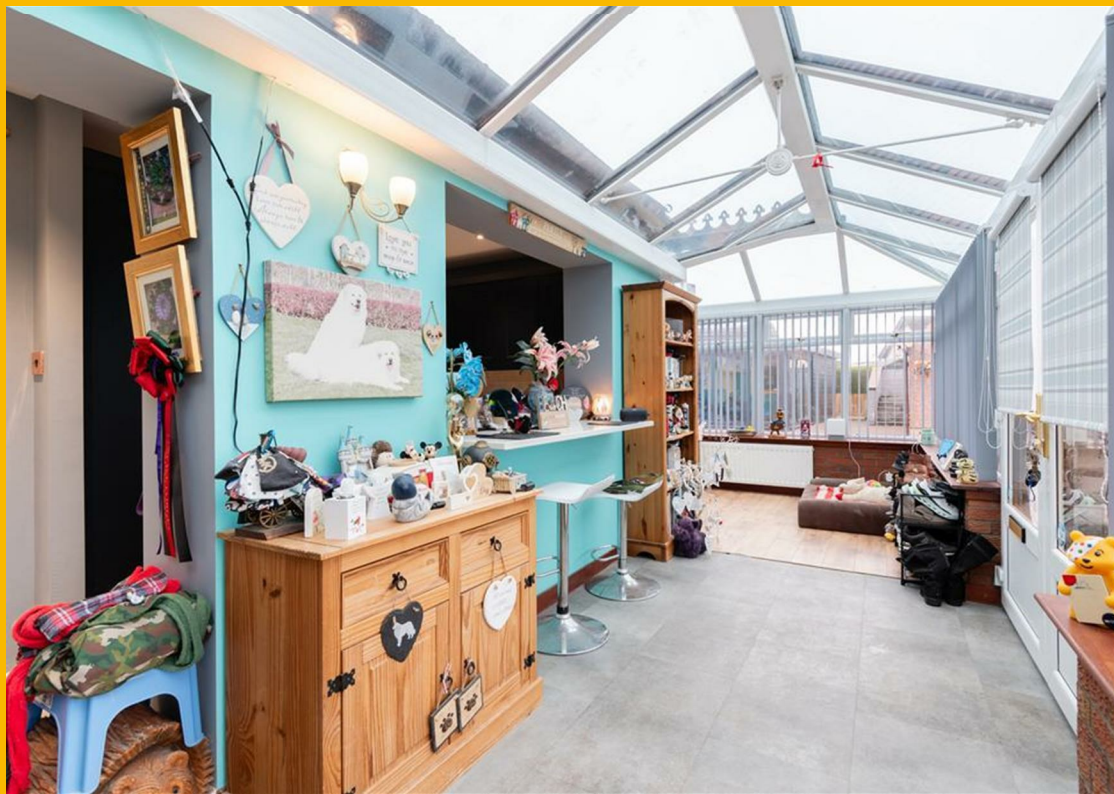
GARAGE ATTIC ROOM

17'8" x 12'11" (5.41m x 3.94m)

Ideal space for use as a home office with 4 Velux windows and a double-glazed window to the front. The space is fully lined and insulated with provision for light, power and internet access. Eaves hatches provide access to additional storage spaces. Carpeted.

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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions				
92-100	A			92-100	A			
81-91	B			81-91	B			
69-80	C			69-80	C			
55-68	D			55-68	D			
39-54	E			39-54	E			
21-38	F			21-38	F			
1-20	G			1-20	G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions				
Scotland		EU Directive 2002/91/EC	70	76	Scotland	EU Directive 2002/91/EC	67	71

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