

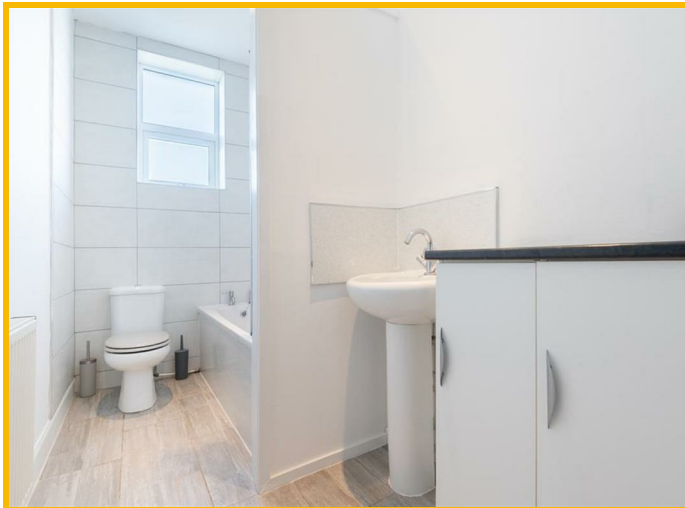


**92 Taylor Street, Methil, Leven, KY8 3AX**

**Offers Over £62,000**



SPACIOUS 2 Bedroom Upper Apartment over 2 levels, RECENTLY RENOVATED and in MOVE IN CONDITION. Situated within walking distance of Aberhill Primary School and local amenities, with a short drive to Levenmouth Academy, and on to Leven for the Fife Coastal Path, Beach, High Street, Retail Park, Golf Courses, and Train Station offering direct links to Edinburgh City Centre. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a bathroom. DG. GCH. PERSONAL PROPERTY TOUR available online.



## **DIRECTIONS**

Please contact agent for further information.

## **HALL**

A shared stairwell leads to a timber door providing access to the inner hallway. Cupboard provides shelving storage space. Carpeted stairway with a timber balustrade and a double-glazed window to the front leads to the upper landing. Radiator. Carpeted.

## **LOUNGE**

14'11" x 13'8" (4.57m x 4.19m)

Spacious lounge with a double-glazed window to the rear. Feature timber fireplace with an electric fire on a natural stone hearth. Shelved alcove provides display storage space with a cupboard below. Picture rail. Radiator. Carpeted and Laminate flooring. Doorway to the kitchen.

## **KITCHEN**

12'4" x 5'10" (3.78m x 1.78m)

Recently renovated fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below with space for freestanding appliances. Double-glazed window to the side. Radiator. Tiled flooring.

## **BEDROOM 2**

14'4" x 8'4" (4.38m x 2.56m)

Additional double bedroom with 2 double-glazed windows to the front overlooking the public park and green space. Coving. Radiator. Carpeted.

## **BATHROOM**

10'4" x 4'11" (3.17m x 1.50m)

3-piece suite comprising: W.C, wash hand basin and a bath with a folding screen and a thermostatic control shower. Fixed furniture provides storage space. Opaque double-glazed window to the front. Partially tiled and wet walled. Radiator. Tiled flooring.

## **UPPER LANDING**

Hatch provides access to the roof space. Carpeted.

## **BEDROOM 1**

18'2" x 13'6" (5.56m x 4.13m)

Spacious double bedroom with 2 Velux windows to the front overlooking the public park and green space. Hatch provides eaves storage access. Radiator. Carpeted and laminate flooring.

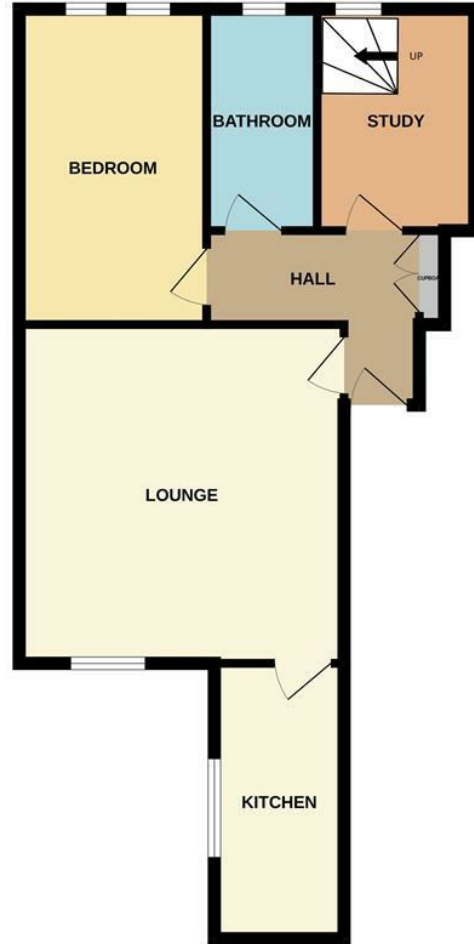
## **AGENTS NOTES**

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





GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D	76	76	55-68	D	77	77
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 <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	

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