



8 Kirkland Walk, Methil, Leven, Fife, KY8 2AA
£650 PCM



Spacious 3 Bedroom Upper Apartment located within a POPULAR RESIDENTIAL AREA ideal for a family within walking distance of all amenities including the schools. Accommodation comprises: Hall, spacious lounge, dining kitchen, 3 double bedrooms and a bathroom with shower above the bath. GCH. DG. Extensive off street parking. Private gardens.

EPC RATING: C

TRAVEL DIRECTIONS

Please contact the selling agent directly.

ENTRANCE

Access via a UPVC door with double-glazed fanlight leading directly into the carpeted stairwell providing access to the upper hall.

HALL

Double-glazed window to the side provides good natural light. Built-in shelved storage cupboard. Access hatch to attic space. Radiator. Carpeted.

LOUNGE 15'8" x 11'3" (4.79m x 3.43m)

Spacious reception room with double-glazed window to the front. Open fireplace with timber surround. Shelved alcove with cupboard below housing the electric fuse/switchgear. Radiator. Carpeted. Doorway to dining kitchen.

DINING KITCHEN 11'3" x 10'2" (3.44m x 3.10m)

Fitted kitchen comprising: Wall mounted, floor standing units contrasting worktops and tile-effect splashback and stainless-steel sink with mixer taps. Double-glazed window to the rear. Radiator. Vinyl flooring.

BEDROOM 1 13'8" x 11'3" (4.19m x 3.44m)

Spacious double bedroom with double-glazed window to the rear. Built-in cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2 11'10" x 10'3" (3.62m x 3.14m)

Additional double bedroom with double-glazed windows to the front and side. Radiator. Carpeted.

BEDROOM 3 11'10" x 9'4" (3.62m x 2.86m)

Further double bedroom with double-glazed window to the front. Shelved alcove provides storage/display space. Radiator. Carpeted.

BATHROOM 8'0" x 5'4" (2.44m x 1.65m)

Contemporary 3-piece suite comprising: W.C., wash hand basin and bath with electric shower and curtain above. Opaque double-glazed window to the rear. Fully tiled. Chrome towel radiator. Vinyl flooring.

BATHROOM 8'0" x 5'4" (2.44m x 1.65m)

Contemporary 3-piece suite comprising: W.C., wash hand basin and bath with electric shower and curtain above. Opaque double-glazed window to the rear. Fully tiled. Chrome towel radiator. Vinyl flooring.

GARDEN GROUNDS

Access to the side door entrance is via a shared footpath and also the spacious private driveway to the side with adjacent area of lawn. Timber gate provides access to an extensive enclosed garden to the rear. Mainly laid to lawn with a large timber shed providing ample additional storage/workshop space.

AGENTS NOTE

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

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