



11 Bayview Crescent, Methil, Leven, KY8 3NB

Offers Over £80,000



FANTASTIC OPPORTUNITY to acquire a 2 Bedroom Semi-Detached Villa with the POTENTIAL TO ADD VALUE on a SUBSTANTIAL PLOT within walking distance of Primary School and local amenities. A short drive to Leven provides all essential shops, supermarkets, cafes and restaurants with access to the Fife Coastal Path, Promenade, Beaches and Golf Courses. Train Station provides direct links to Edinburgh City Centre. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Front and Rear Gardens. Off Street Parking. 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 lower hallway. Carpeted stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. Under stair storage area houses the wall mounted gas central heating condensing combi boiler. Radiator. Carpeted.

LIVING ROOM

13'9" x 11'8" (4.20m x 3.56m)

Bright living room with a double-glazed window to the front. Alcove provides display storage space with a cupboard below. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN

11'8" x 8'9" (3.56m x 2.67m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan and an oven below, space for freestanding appliances. 2 double-glazed windows to the rear overlooking the garden. Radiator. Carpeted. UPVC door with an opaque double-glazed inlet leads to the garden.

BATHROOM

6'6" x 5'4" (1.99m x 1.64m)

3-piece suite comprising: W.C, wash hand basin and a bath with an electric shower unit above. Opaque double-glazed window to the side. Partially tiled. Radiator. Carpeted.

UPPER LANDING

Hatch provides access to the roof space. Carpeted.

BEDROOM 1

15'11" x 11'9" (4.86m x 3.59m)

Spacious double bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

11'10" x 11'8" (3.61m x 3.58m)

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

GARDEN

To the front of the property is laid to lawn with a paved and gravel driveway to the side providing ample off street parking and access to the rear garden. The rear garden is mainly laid to lawn with ample scope to add your personal touch. A paved patio providing an ideal spot for garden furniture to relax and enjoy time in the sun. A timber shed provides outdoor storage space.

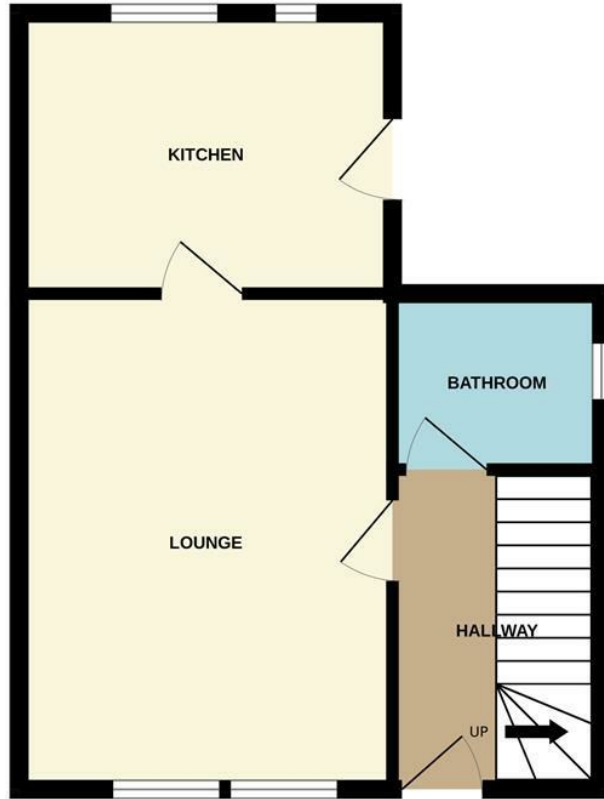
AGENTS NOTES

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





GROUND FLOOR



1ST 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)	72	79			72	76
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		Scotland		EU Directive 2002/91/EC	

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