



40 Rose Street, Methil, Leven, KY8 3EW

Offers Over £125,000



SPACIOUS 3 Bedroom 2 Reception End Terraced Villa with the OPPORTUNITY TO ADD VALUE offering flexible living spaces and an enclosed garden. Situated within walking distance of local amenities and Aberhill Primary School. A short drive to Leven for the Fife Coastal Path, High Street, Retail Park, Beach, Golf Courses, and Train Station offering direct links to Edinburgh City Centre. Accommodation: Hall, lounge, dining area, kitchen, 3 double bedrooms, W.C and a wet room. DG. GCH. Garden. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a timber door leading into the lower hallway, through the vestibule with access to the WC. Carpeted staircases with a timber balustrades lead to the upper and lower levels. Double-glazed window to the rear. Radiator. Carpeted.

WC

4'2" x 3'1" (1.29m x 0.95m)

2-piece suite comprising: W.C and a wash hand basin. Radiator. Tiled flooring.

LOUNGE

21'3" x 10'5" (6.49m x 3.20m)

Bright lounge with a double-glazed floor to ceiling window to the front overlooking the garden and a double-glazed window to the rear. Feature stone and timber fireplace with a gas fire set on a natural stone hearth, includes a bar area with storage space. 2 radiators. Carpeted. Open plan to the dining area.

DINING AREA

9'8" x 8'4" (2.97m x 2.56m)

Good-sized dining area with a double-glazed window to the rear, transom window to the kitchen provides additional natural light. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN

11'5" x 8'9" (3.48m x 2.67m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a 5-burner gas hob and an oven. Ample space for freestanding appliances. Double-glazed window to the front overlooking the garden. Tiled flooring. Double-glazed UPVC door leads to the rear garden.

UPPER LANDING

Hatch provides access to the roof space. Walk-in cupboard provides ample storage space and housing for the gas central heating condensing combi boiler. Carpeted.

BEDROOM 1

10'0" x 9'9" (3.07m x 2.98m)

Bright double bedroom with a double-glazed window to the front. Built-in wardrobe with sliding doors and a cupboard provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

19'7" x 10'3" (5.98m x 3.13m)

Spacious double bedroom with 2 double-glazed windows to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

9'9" x 6'11" (2.98m x 2.13m)

Further double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

WET ROOM

7'7" x 4'11" (2.33m x 1.52m)

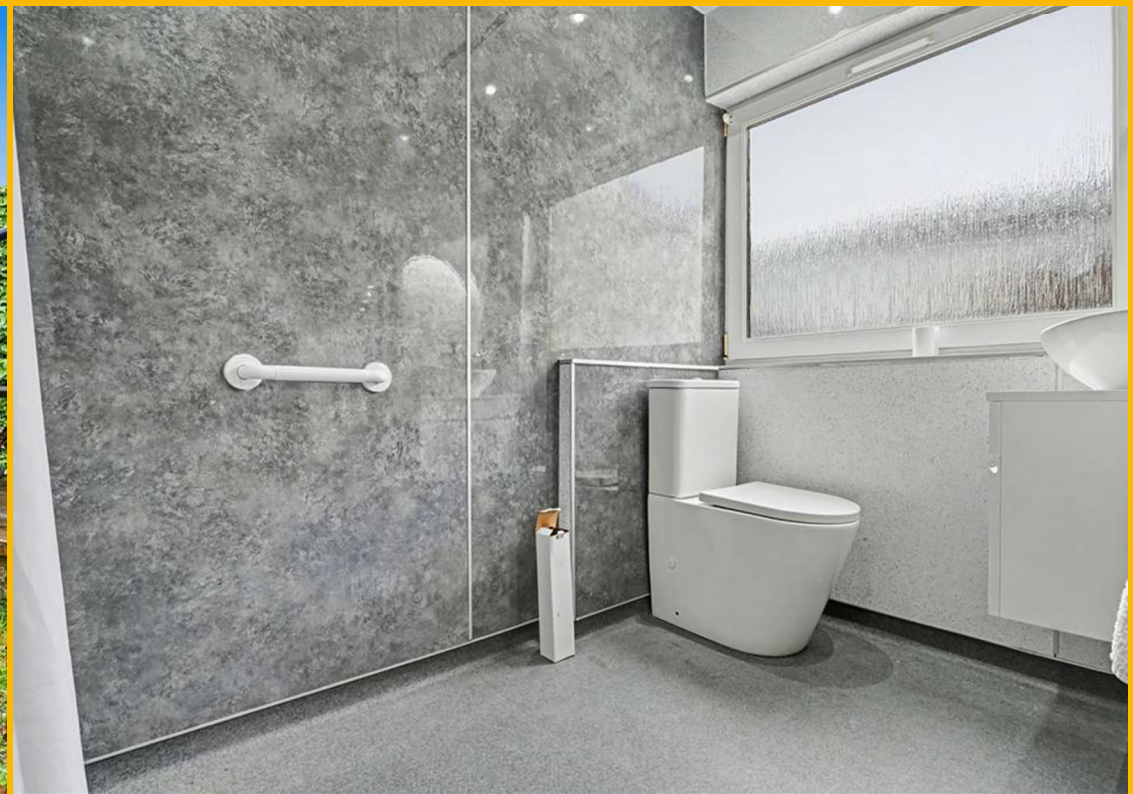
3-piece suite comprising: W.C, vanity wash hand basin and a shower area with a fixed curtain rail and a thermostatic control shower. Opaque double-glazed window to the rear. Fully wet walled. Heated towel rail. Anti slip wet room flooring.

GARDEN

The garden is laid to lawn with borders containing plants and shrubs with established hedgerow providing a level of privacy to enjoy time in the sun with family and friends. Outdoor store provides storage space. The garden is enclosed making this a safe space for children and pets to play.

AGENTS NOTES

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





GROUND FLOOR

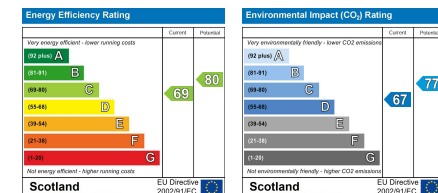


1ST FLOOR



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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