

20 Poplar Road, Methil, Leven, KY8 2AT

Offers Over £105,000

Fife Properties

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CORNER PLOT 3 Bedroom Semi-Detached Villa with the OPPORTUNITY TO ADD VALUE with front, side and rear gardens, off street parking, detached garage and views across River Park. Situated within walking distance of Cameron Bridge Train Station with direct links to Edinburgh City Centre. A short drive to the local Primary School/ High School and essential amenities in Leven with the High Street, Retail Park and access to the Promenade, Fife Coastal Path, Beach and Golf Courses. Accommodation: Hall, lounge, kitchen, 3 double bedrooms and a shower room. DG. GCH. Front, Side and Rear Gardens. Off Street Parking and a Garage. PERSONAL PROPERTY TOUR AVAILABLE ONLINE.







DIRECTIONS
Please contact agent for further information.

HALL
Access is via a UPVC door with opaque double-glazing leading into the lower hallway. Carpeted stairs lead to the upper landing. Cupboard provides storage space. Radiator. Laminate flooring.

LOUNGE
13'10" x 12'8" (4.22m x 3.87m)

KITCHEN
13'11" x 8'7" (4.25m x 2.64m)

SHOWER ROOM
6'4" x 5'8" (1.95m x 1.73m)

BEDROOM 1
14'2" x 10'2" (4.33m x 3.12m)

BEDROOM 2
11'6" x 11'6" (3.52m x 3.51m)

BEDROOM 3
10'9" x 8'3" (3.29m x 2.53m)

GARDEN
The property occupies a good sized plot with front, side and rear gardens; a canvas for a keen gardener to transform into an outdoor haven. Monobloc driveway provides off street parking and access to the detached garage.

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

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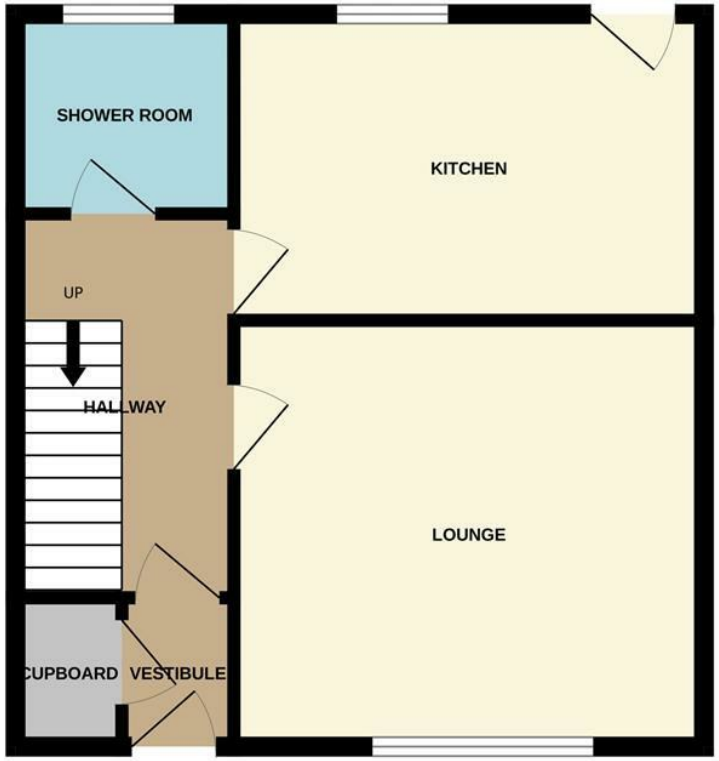




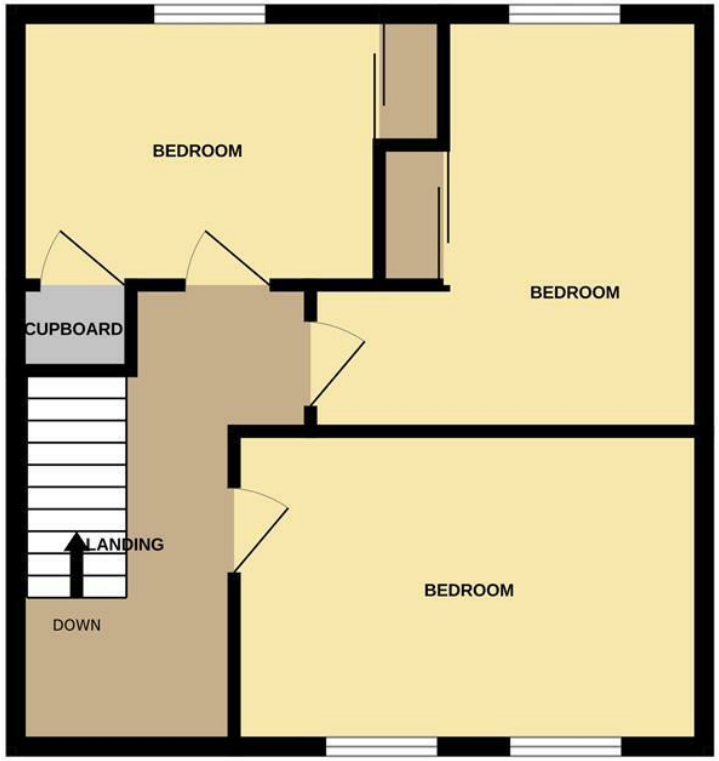


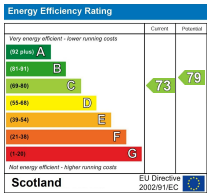


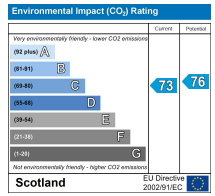
GROUND FLOOR



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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