

149 Methil Brae, Methil, Leven, KY8 3LS

Offers Over £65,000

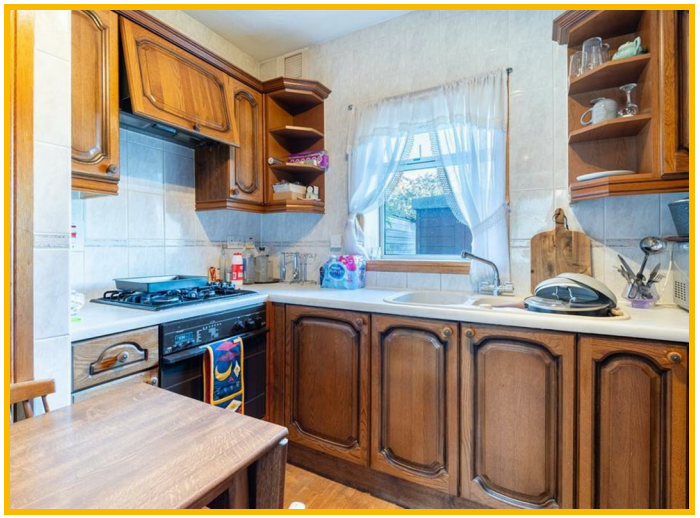
Fife Properties

Email: info@fifeproperties.co.uk
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Fife Properties

GOLDEN OPPORTUNITY 2 Bedroom GROUND FLOOR Apartment with the opportunity to add value, ideal starter home, front and rear gardens. Situated on a CORNER PLOT with easy access to local shops and schools with a short drive to Leven for all additional amenities and excellent travel links via the Train and Bus stations, direct links to Edinburgh and across Fife. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a shower room. DG. GCH. Front and Rear Gardens. PERSONAL PROPERTY TOUR available online.







DIRECTIONS
Please contact agent for further information.

HALL
Access is via a UPVC door with double glazing leading into the hallway. Radiator. Carpeted.

LOUNGE
14'7" x 12'9" (4.47m x 3.91m)
Bright lounge with a double-glazed window to the front. Gas fire set in a timber and marble effect surround. Alcove provides display/storage space with a cupboard below. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN
9'4" x 8'0" (2.87m x 2.44m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan, an oven and a fridge/freezer. A cupboard provides shelving/storage space. Double-glazed window to the rear. Fully tiled. Radiator. Vinyl flooring.

BEDROOM 1
12'10" x 10'11" (3.92m x 3.35m)
Double bedroom with a double-glazed window to the front. A cupboard houses the gas central heating combi boiler with additional storage space. Radiator. Carpeted.

BEDROOM 2
11'10" x 8'4" (3.62m x 2.56m)
Additional double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

SHOWER ROOM
8'1" x 4'8" (2.47m x 1.44m)
3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and a thermostatic control shower. Opaque double-glazed window to the rear. Fully wet walled. Radiator. Tiled flooring.

GARDEN
The front garden is laid to lawn with ample space to add you own style and create an enjoyable outdoor space. The rear garden is again mainly laid to lawn with a paved patio providing a hardstanding for garden furniture to spend time outdoors. A timber shed provided storage space.

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

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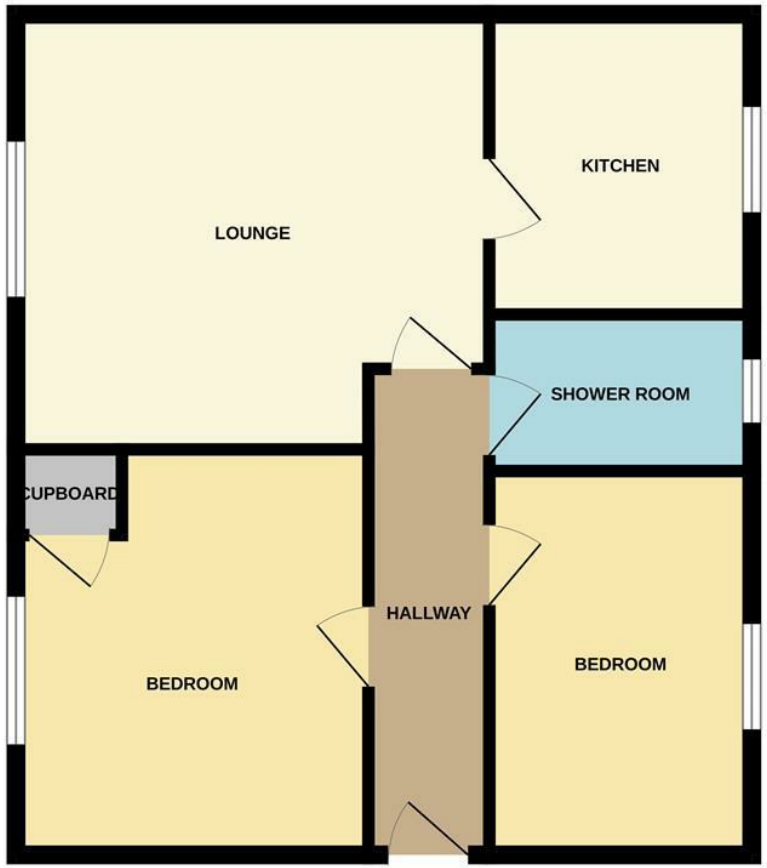




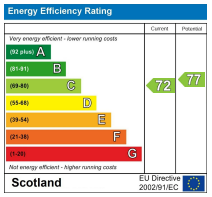


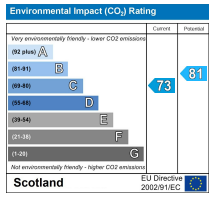


GROUND FLOOR



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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