

128 High Street, Methil, Leven, KY8 3EA

Offers Over £245,000

Fife Properties

Email: info@fifeproperties.co.uk
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Amazing 4 Bedroom 3 Reception Semi-Detached Villa READY TO MOVE IN with enclosed gardens and an EXTENSIVE DETACHED GARAGE appealing to a family. With easy access to Leven High Street, Retail Park, Primary and Secondary Schools and walking distance to the Beach, Fife Coastal Path and Train station, providing excellent travel links via the bus and train stations for Dundee, Edinburgh and beyond this could be the perfect family home. Accommodation: Hall, living room, dining room, dining kitchen, laundry room, garden room, 4 double bedrooms, a wet room, W.C and a bathroom. DG. GCH. Front and rear gardens. Detached double garage. PERSONAL PROPERTY TOUR available online.







DIRECTIONS
Please contact agent for further information.

HALL
Access is via a UPVC door leading into the main hallway through the vestibule. A carpeted stairway with Velux window and a timber balustrade leads to the upper landing. Cornicing, decorative archway and corbels. Radiator. Laminate flooring.

LIVING ROOM
16'2" x 14'3" (4.95m x 4.36m)
Bright living room with a double-glazed bay window to the front. Feature log burning stove set in a timber/tiled surround with a tiled hearth. Shelved alcove provides display/storage space with a cupboard below. Coving. Picture rail. Radiator. Carpeted. Double doors lead to the dining room.

DINING ROOM
14'10" x 11'3" (4.54m x 3.44m)
Spacious dining room with a double-glazed window to the side. Shelved alcove provides display/storage space with a cupboard below. Cupboard provides additional storage space. Coving. Radiator. Laminate flooring. Doorway leads to the dining kitchen.

DINING KITCHEN
14'1" x 10'3" (4.31m x 3.14m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Fixed breakfast bar provides a social dining space. Integrated appliances include a gas 5-burner hob, extractor fan and an oven below. Space for freestanding appliances. Coving. Vertical radiator. Laminate flooring. Doorways to the laundry room and garden room.

LAUNDRY ROOM
7'2" x 5'11" (2.19m x 1.81m)
Convenient laundry room with space for freestanding appliances and housing for the gas central heating condensing combi boiler. Coving. Radiator. Laminate flooring.

GARDEN ROOM
12'2" x 9'11" (3.73m x 3.03m)
Bright garden room with wrap around double-glazed windows. Laminate flooring. Double-glazed patio doors provide access to the garden.

BEDROOM 1
12'11" x 12'0" (3.94m x 3.68m)
Spacious double bedroom with 2 double-glazed windows to the front. Cornicing. Radiator. Carpeted.

BEDROOM 2
11'11" x 11'1" (3.65m x 3.39m)
Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the wet room.

WET ROOM
5'8" x 3'1" (1.75m x 0.95m)
Walk in shower room, fully wet walled, vertical towel rail, thermostatic control rainfall shower. Opaque double-glazed window. Heated towel rail. Anti-slip wet room flooring.

W.C
4'3" x 3'4" (1.32m x 1.04m)
2-piece suite comprising: W.C and a vanity wash hand basin. Fully tiled. Heated towel rail. Laminate flooring.

UPPER LANDING
Leading to 2 further bedrooms and the bathroom. Cupboard provides shelving/storage space. Carpeted.

BEDROOM 3
15'6" x 11'4" (4.74m x 3.46m)
Double bedroom with a double-glazed bay window to the front. Built-in wardrobes with mirrored sliding doors provides shelving/hanging/storage space. Cornicing. Radiator. Carpeted.

BEDROOM 4
18'3" x 11'3" (5.57m x 3.43m)
Additional double bedroom with a double-glazed bay window to the front. Cornicing. Radiator. Carpeted.

BATHROOM
8'0" x 7'8" (2.45m x 2.35m)
3-piece suite comprising: W.C, wash hand basin and a spa style bath. Opaque double-glazed bay window to the rear. Partially tiled. Heated towel rail. Tiled flooring.

GARDEN
The front garden is laid to lawn with paved paths leading to the front entrance, an additional path and gate lead to the rear garden. The rear garden is mainly south facing and low maintenance with areas of paving, timber decking, artificial grass and a small area of lawn; with ample space to add garden furniture to relax and enjoy time in the sun. Access to the double garage.

DOUBLE GARAGE
26'9" x 23'10" (8.16m x 7.28m)
Detached garage accessed via a metal up and over door providing secure parking with ample space for storage and to create a workshop area. Equipped with light, power and concrete flooring. Additional access to the rear from the garden.

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

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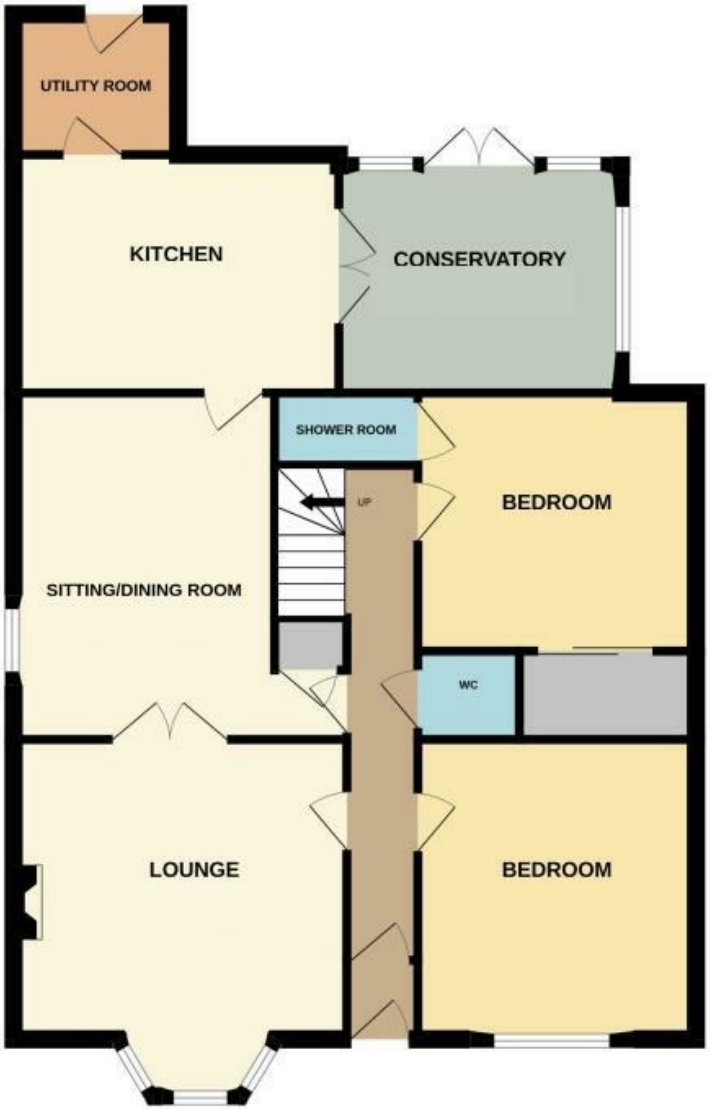




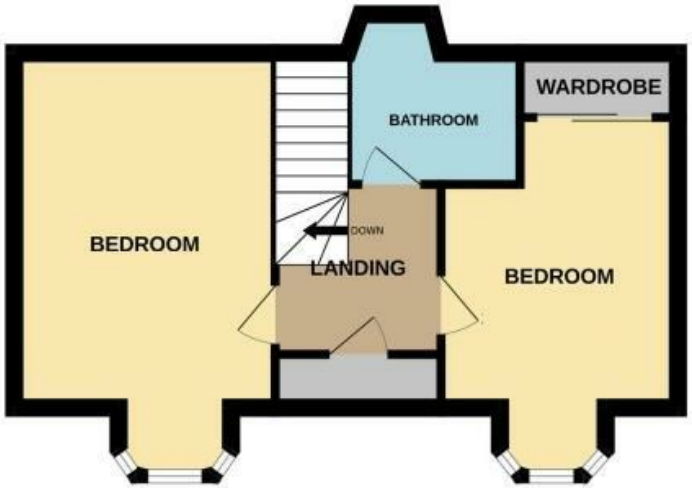


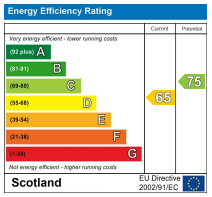


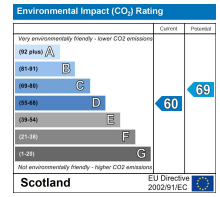
GROUND FLOOR



1ST FLOOR







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