

16 Lime Grove, Methil, Leven, Fife, KY8 2JP

Offers Over £115,000

Fife Properties

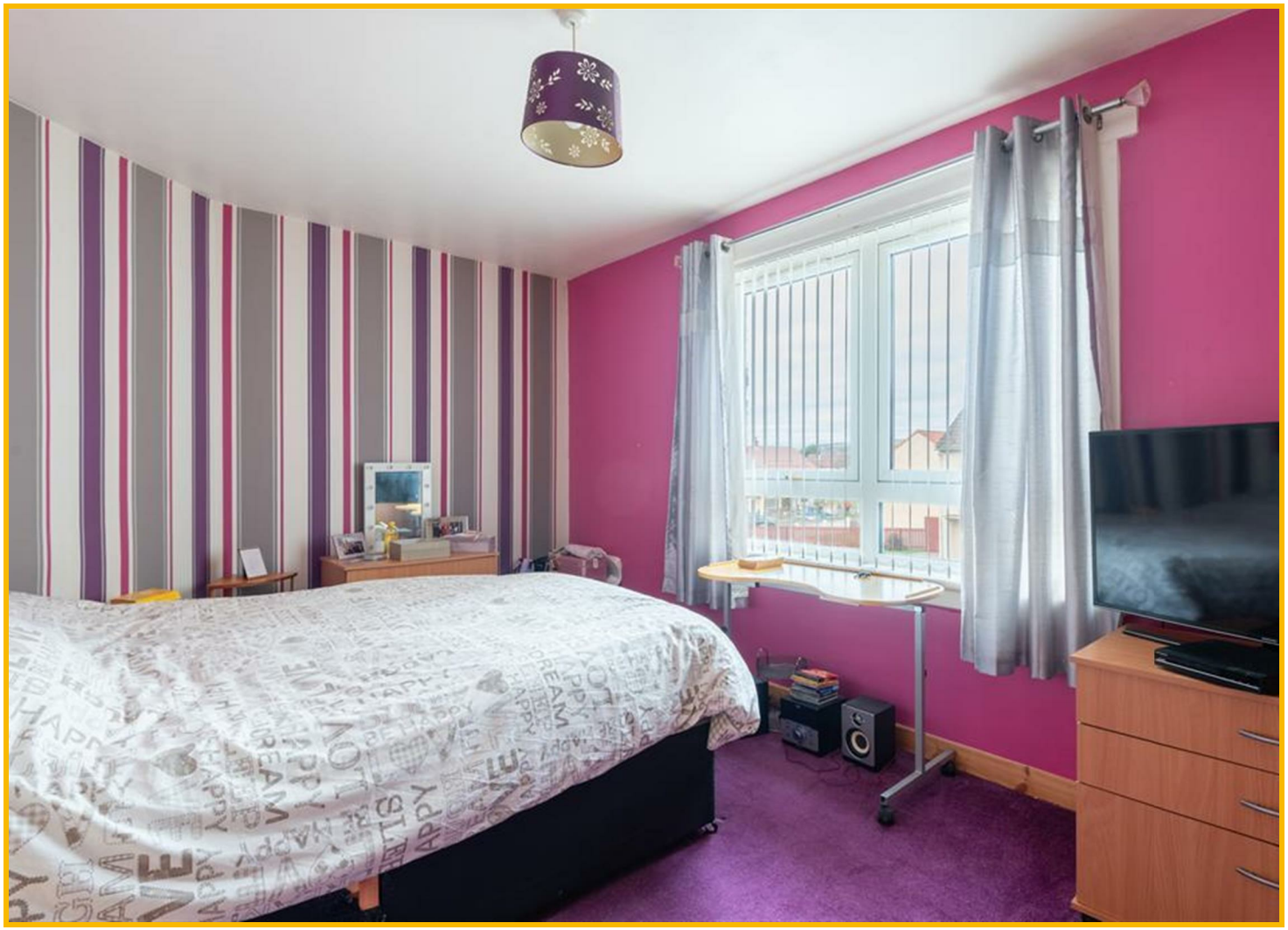
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Fife Properties

Well-Presented 2 Bedroom Mid-Terraced Property READY TO MOVE IN with front and rear gardens. Conveniently situated with a short walk to Cameron Bridge Train Station with direct links to Edinburgh City Centre, close to local amenities and River Park with a short drive into Leven Town Centre providing additional amenities and access to the Beach, Fife Coastal Path and Golf Courses. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a shower room. DG. GCH. Front and Rear Garden. 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 hall. Carpeted stairs with a timber balustrade leads to the upper landing. Radiator. Laminate flooring.

LIVING ROOM
15'10" x 12'4" (4.85m x 3.77m)
Good-sized living room with a double-glazed window to the front. A cupboard provides storage space. Radiator. Laminate flooring. Doorway to the kitchen.

KITCHEN
15'10" x 6'4" (4.84m x 1.95m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below, space for several freestanding appliances. 2 cupboards provide ample storage space and housing for the gas central heating condensing combi boiler. Radiator. Vinyl tile flooring. UPVC door with opaque double-glazing provides access to the rear garden.

UPPER LANDING
Access hatch to attic. Radiator. Carpeted.

BEDROOM 1
18'2" x 9'10" (5.54m x 3.02m)
Spacious double bedroom with a double-glazed window to the front. A cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2
11'5" x 11'4" (3.49m x 3.47m)
Additional double bedroom with a double-glazed window to the rear. 2 cupboards provide shelving/hanging/storage space. Radiator. Carpeted.

SHOWER ROOM
6'5" x 5'9" (1.98m x 1.76m)
3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic control rainfall shower. Opaque double-glazed window to the rear. Fully wet walled. Heated towel rail. Laminate flooring.

GARDEN
The front garden is mainly monobloc with a border containing plants and shrubs. A pend to the side leads to the rear garden. The rear garden is an enclosed, low maintenance mainly stone chipped garden with timber decking providing a great location for outdoor furniture to relax in the sun with family and friends.

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

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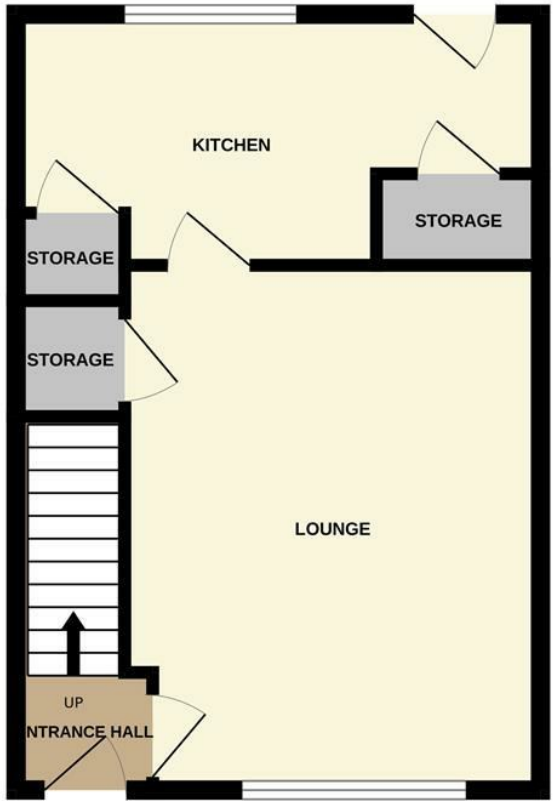




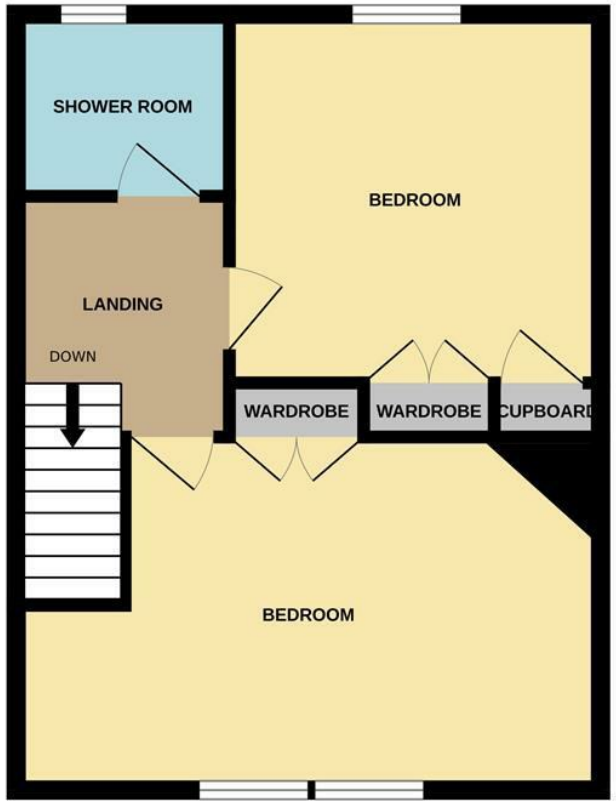


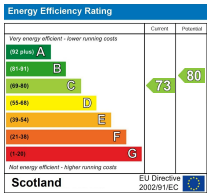


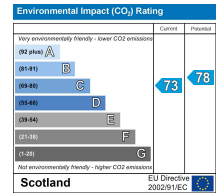
GROUND FLOOR



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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