

15 Bowling Green Street, Methil, Leven, KY8 3DH

Offers Over £90,000

Fife Properties

Email: info@fifeproperties.co.uk
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Fife Properties

FABULOUS 2 Bedroom Upper Apartment with HIGH CEILINGS and CHARACTER perfect for a starter home or downsizer, with potential to create Off Street Parking. Situated close to local Primary School and amenities with a short drive to Leven for additional shops, cafes and restaurants with easy access to the Fife Coastal Path, Beach, Swimming Pool, Retail Park, Golf Courses and Train Station offering direct links to Edinburgh City Centre. Accommodation: Hall, lounge, kitchen, 2 bedrooms and a bathroom. DG. GCH. Rear Garden. Timber Garage. Potential for off street parking. PERSONAL PROPERTY TOUR available online.







DIRECTIONS
Please contact agent for further information.

HALL
Access is via a UPVC split door with opaque double-glazing. Carpeted stairs with a timber balustrade lead to the main landing. Radiator. Carpeted.

LOUNGE
13'0" x 12'1" (3.98m x 3.69m)
Bright lounge with a double-glazed window to the rear. 2 cupboards provide storage space and housing for the gas central heating condensing combi boiler. Radiator. Laminate flooring. Access to the kitchen.

KITCHEN
11'3" x 6'10" (3.44m x 2.10m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob with an oven below. 2 double-glazed windows to the side. Radiator. Laminate flooring.

BEDROOM 1
15'0" x 11'9" (4.59m x 3.60m)
Spacious double bedroom with a double-glazed bay window to the front. Fitted wardrobes provide shelving/hanging/storage space and a shelved alcove provides display/storage space. Cornicing. Radiator. Exposed wooden flooring.

BEDROOM 2
7'10" x 6'10" (2.40m x 2.09m)
A single bedroom with a double-glazed window to the rear. Radiator. Laminate flooring.

BATHROOM
8'4" x 6'9" (2.55m x 2.08m)
Spacious 3-piece suite comprising: W.C, wash hand basin and a p-shaped bath with a pivot screen and an electric shower unit above. Opaque double-glazed window to the front. Fully tiled. Heated towel rail. Laminate flooring.

GARDEN
At the rear of the property is an enclosed and low maintenance garden, fully laid with paving providing an ideal outdoor space for adding planters, pots and garden furniture to enjoy time in the sun with family and friends. A timber garage provides ample outdoor storage space. Potential to create off street parking utilising the shared drive leading to the rear garden.

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

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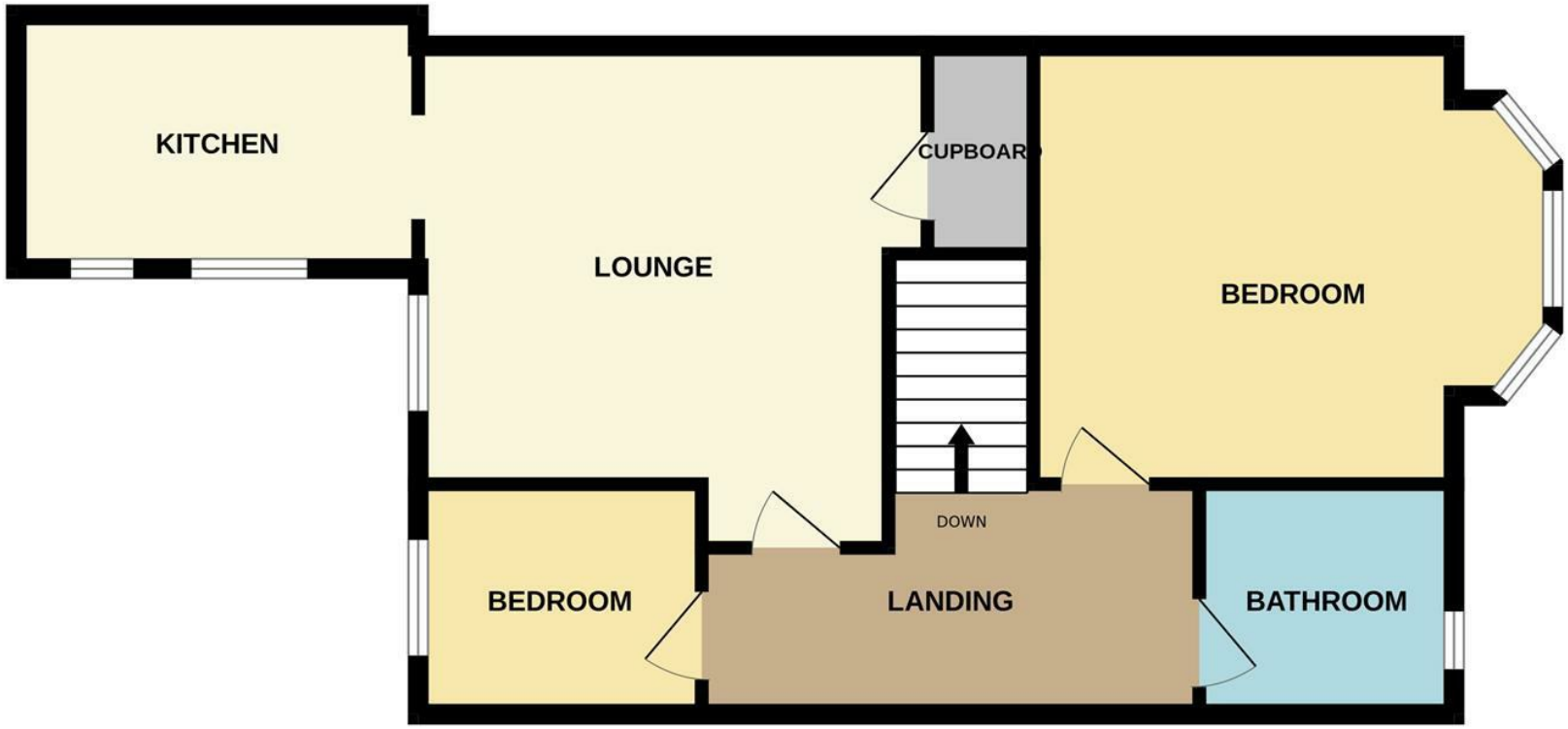
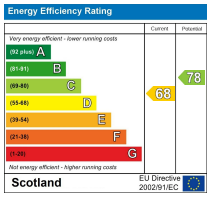
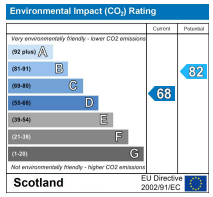
FIRST FLOOR







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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