



Offers Over £73,950
15 Bowling Green Street



DELMOR

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Bowling Green Street

Methil, Leven, KY8 3DH

**** STAR BUY - NEW PRICE **** Located within a popular, sought after area, this UPPER FLAT enjoys gas central heating backed up by sealed unit double glazing. Accommodation comprises: Entrance Stairwell, spacious upper hall, well appointed lounge, modern fitted kitchen and two bedrooms. Private garden with drive leading to a timber garage. An excellent first time buy or Buy to let property. Viewing by appointment.





Entrance

Access to the property is through double UPVC external doors. A wide staircase rises to the upper level.

Hall

The hall offers access to the lounge, both bedrooms and bathroom. Laminate flooring. High corniced ceiling. The hall has ample space for a desk or similar furniture.

Lounge

4.19m x 3.87m (13' 9" x 12' 8")
A bright spacious public room, located to the rear of the property with tilt and turn window formation over looking the rear garden area. A large walk in cupboard offers excellent storage (also houses the gas combi central heating boiler) Laminate flooring.

Kitchen

3.33m x 2.03m (10' 11" x 6' 8")
The kitchen has been replanned and upgraded, enjoying a good supply of modern gloss finished floor base units, drawer units, marble effect wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and mixer taps. Integrated oven and four burner gas hob, tiled splash backs. Two windows over look the rear garden area.



Bedroom One

4.635m x 3.09m (15' 2" x 10' 2")
A generous sized double bedroom, positioned to the front of the property with an impressive bay window over looking Bowling Green Street. The room includes a range of fitted wardrobes and overhead cupboards. Further cupboard houses the electric meter and fuse box. Laminate flooring.

Bedroom Two

2.38m x 2.01m (7' 10" x 6' 7")
The second bedroom is a single positioned to the rear of the property with window formation over looking the rear garden area. The sizes include the coombe of the ceiling.

Family Bathroom

2.70m x 1.96m (8' 10" x 6' 5")
The bathroom enjoys three piece suite comprising low flush WC, pedestal wash hand basin and "P" style bath/shower combination with wall mounted "Triton " electric shower" , glazed shower screen. The room benefits from tiling throughout, tile effect flooring. Opaque glazed window.



Garden and Timber Garage

A shared drive runs to the side of the property and provide access to the rear garden and timber garage. (The garden and drive are in need of tidying up (weeding etc))

Heating and Glazing

Gas Central heating, Double Glazing

Contact Details

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SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

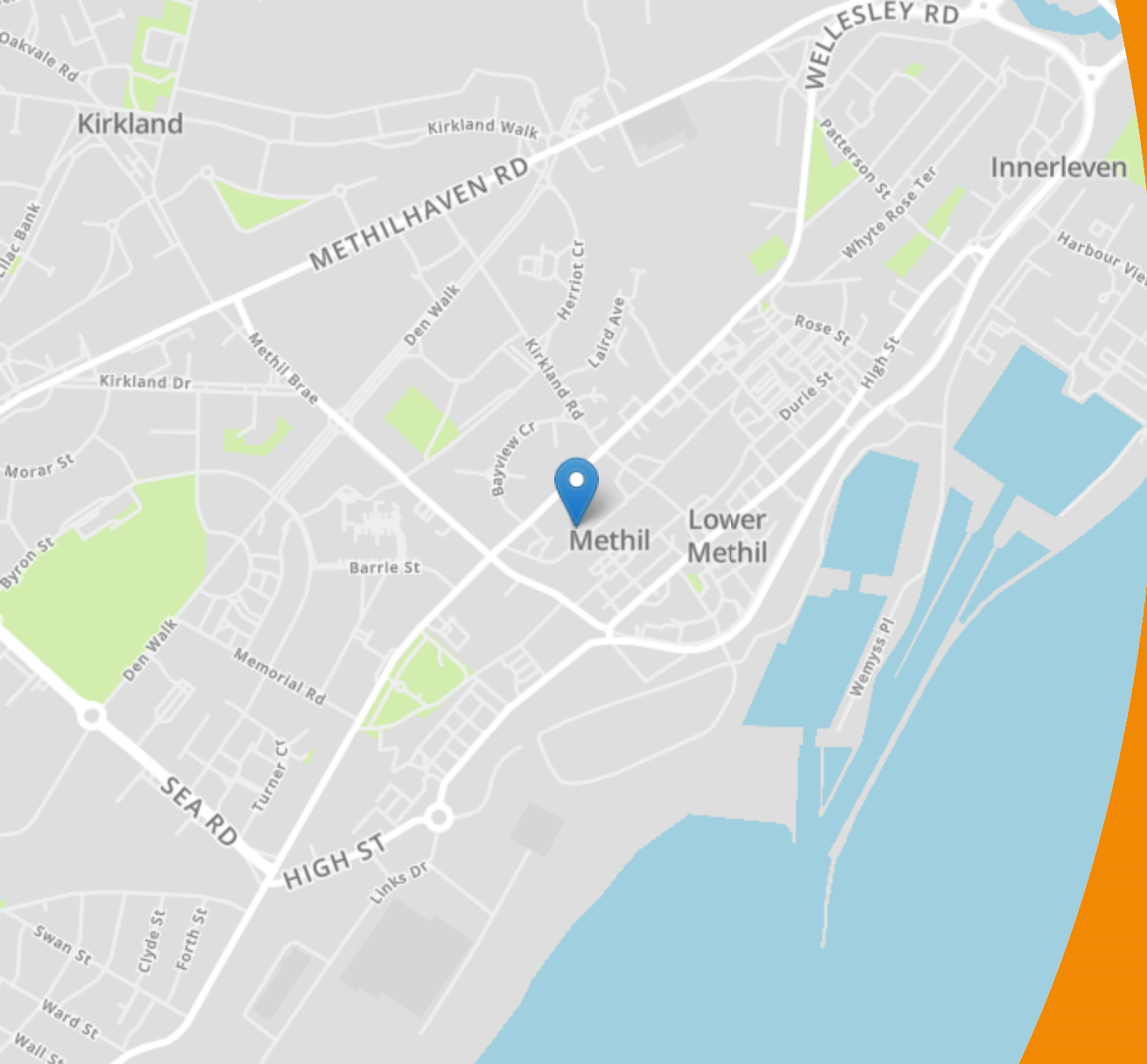
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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