



Offers Over £55,000  
Swan View

  
**DELMOR**  
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# Swan View

Methil, Leven, KY8 3PE

This ground Floor Flat forms part of SWAN VIEW, There is private parking for residents to the rear. Accommodation comprises. Hall, Bright spacious lounge with semi open plan kitchen , inner hall, bathroom with shower and two double bedrooms. Small courtyard garden to the front. Gas Central Heating. An excellent First Time Buy or Buy to Let property.







### Entrance Hall

Access to the property is through a traditional door with glazed inserts, arch overhead window and opaque glazed side window. The hall houses the gas combi boiler. Cloaks hanging space. A replacement internal door leads to the lounge.

### Lounge

5.13m x 5.30m (16' 10" x 17' 5")  
A bright spacious public room positioned to the front of the property with double window formation over looking the small courtyard front garden and Wellesley Road. Laminate flooring. Feature wall decoration. The lounge is semi open plan to the kitchen.



### Semi Open Plan Kitchen

The kitchen has a supply of wood finished floor and wall storage units, granite effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Tiled splash backs, integrated oven and four burner hob with over head extractor. Plumbing for automatic washing machine. Tiled flooring.

### Inner Hall

The Inner hall is accessed from the lounge and in turn provides access to the bathroom and both bedrooms. Laminate flooring.

### Bedroom One

4.11m x 3.97m (13' 6" x 13' 0")  
This "L" shaped bedroom is positioned to the rear of the property with two separate window formations over looking the private rear parking area. Built in wardrobes offer storage. Sizes taken at their largest. Laminate Flooring

### Bedroom Two

The second bedroom is again positioned to the rear with two window formations overlooking the private rear parking. Built in wardrobes offer storage. Laminate flooring.

### Bathroom

The bathroom is partially tiled, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with thermostatically controlled shower.

### Courtyard Garden and Residents parking

There is a small courtyard garden to the front of the property. Private parking for residents is located to the rear.

### Heating

Gas Central Heating



### Contact Details

Delmor Estate Agents  
52 Commercial Road  
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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.



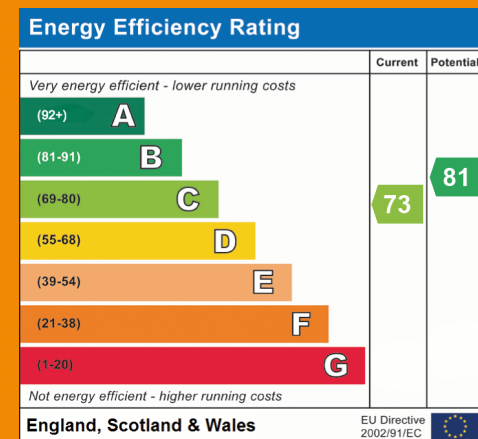
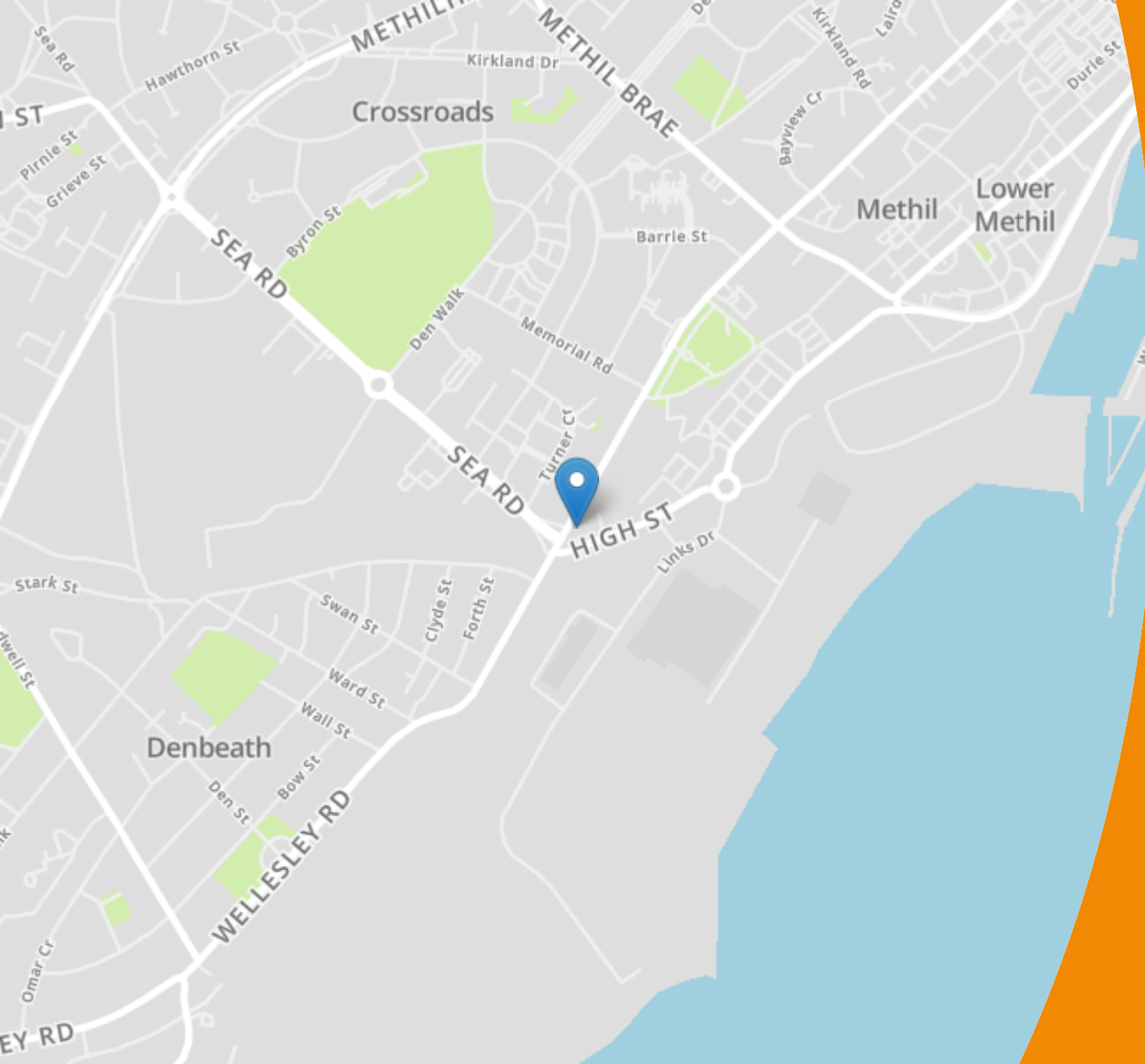
### MORTGAGE & FINANCIAL ADVICE

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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