



offers over £79,000
52 Kirkland Drive
Methil, KY8 3HY



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Kirkland Drive

Methil, KY8 3HY

Previously a Four Bedroom, This upper Flat has had the fourth bedroom converted to form an open plan dining room. Full accommodation comprises: Hall, Lounge, Semi open plan Dining Room, Breakfasting Kitchen and three double bedrooms. Garden. Gas Central Heating, Double Glazing. Although the property needs some TLC it does offer excellent value for money . Viewing by appointment.





Entrance, Stairs and HALL

The hall has internal doors leading to the lounge, family bathroom and all three bedrooms .

Lounge

Positioned to the front of the property , window formation over looking Kirkland Drive. Gas fire set within a wall to wall exposed brick and timber mantle, additional matching TV plinth.

Dining Room

Previously the fourth bedroom now the dining room, open plan to the lounge. Window formation looks to the front of the property

Breakfasting kitchen

The kitchen offers a supply of oak finished floor and wall storage units, display cabinet, plate rack, wipe clean work surfaces with inset sink, drainer and mixer taps. integrated oven, hob and canopy extractor, Tiled splash backs. Matching breakfast bar. Plumbed for automatic washing machine. Window formation looks to the rear.



Family Bathroom

The family bathroom has been tastefully modernised and is tiled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with shower and shower screen. Opaque glazed window.

Bedroom One

A spacious double bedroom with window formation over looking the rear garden area. Cupboard offers storage.

Bedroom Two

A second bedroom again positioned to the rear of the property

Bedroom Three

The third bedroom is positioned to the front of the property with window formation over looking Kirkland Drive. Cupboard offers storage.

Garden

Although in need of tidying up, generous sized gardens are located to the side and rear of the property. Timber shed.

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

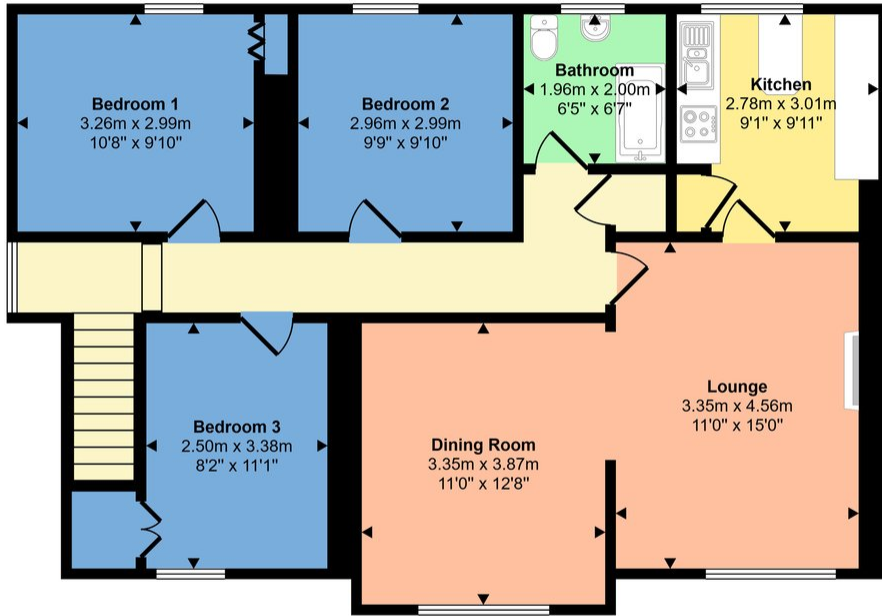
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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.



Approx Gross Internal Area
90 sq m / 966 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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