



15 Swan Street, Methil, Leven, Fife, KY8 3QE

Beautifully Presented and Spacious, Three-Bedroom, Semi-Detached Villa, with Gardens, Driveway & Garage

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Property Description

Beautifully presented and spacious, three-bedroom, semi-detached villa, with gardens, a driveway and an adjoining garage. Set on a generous plot, on a quiet residential street near the waterfront of Methil, Fife.

Comprises an entrance hall, living/dining and kitchen, utility/store, three double bedrooms, en-suite shower room, and a family bathroom.

This deceptive gem features a bespoke rear extension with bi-fold doors and is finished to an exemplary standard with a range of quality fittings.

Highlights include a quality integrated kitchen with Silestone worktops, wood flooring, and an exceptional luxury bathroom. Further features include quality wood flooring and doors, spot lighting, designer radiators, and bespoke fitted storage solutions.

In addition, there is gas central heating, double glazing, skylight windows, and a generous garage with power and lighting.

Externally, there is a low-maintenance landscaped garden, with a driveway to the front, and a synthetic turf lawn, a raised flower bed, patios and a store shed to the rear. #

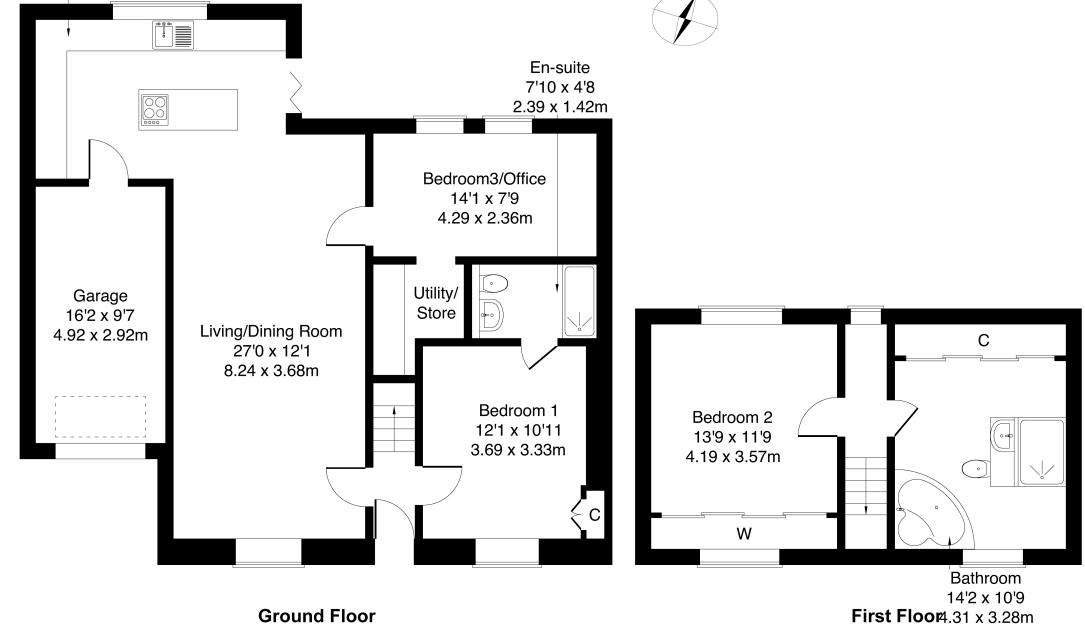
A welcoming entrance hall, offering access to all ground-floor rooms and featuring carpeted stairs leading to the first floor. The spacious living/dining room boasts quality wood flooring, sleek spotlighting, a wall-mounted TV point, and a contemporary slimline radiator, perfect for modern living and entertaining. A bright and stylish kitchen is fitted with premium Silestone countertops, continued wood flooring, and impressive bi-folding doors that open directly to the rear garden, creating an effortless indoor-outdoor flow. Integrated appliances include a microwave, dishwasher, two ovens, and an electric hob, ideal for both everyday meals and entertaining guests.

The ground-floor master bedroom is positioned at the front of the home and features plush carpeted flooring, spotlighting, and a built-in storage cupboard. It also benefits from a practical en-suite for added convenience. Also on the ground floor, bedroom three offers flexible use as a home office and provides direct access to the utility room. Upstairs, bedroom two features a Velux window and a built-in wardrobe with sliding doors, providing both natural light and storage. A generously sized fitted bathroom completes the upper level, showcasing a luxurious island bath, tiled flooring, built-in storage, Velux windows, a stone-effect splashback, and a rainfall showerhead.



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Kitchen
15'9 x 10'0
4.80 x 3.05m

15 Swan Street, Methil, Leven, KY8 3QE
Approximate Gross Internal Area: (1324 sq ft - 123 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Nestled on the scenic east coast of Fife, Methil is a charming seaside town positioned between the idyllic fishing villages of the East Neuk and the larger towns of Leven, Kirkcaldy, and Glenrothes. The town provides a full range of local amenities, while neighbouring Leven offers an extensive selection of major retailers, supermarkets, and independent shops. Perfect for outdoor enthusiasts, Methil lies along the renowned Fife Coastal Path and benefits from nearby green spaces ideal for walking and recreation. Golf lovers are well catered for, with a variety of excellent courses nearby,

including Scoonie and Leven Links, while the world-famous St Andrews—Home of Golf—is just under an hour away. For commuters, Methil is well connected, with easy access to Edinburgh and Dundee via the A92. Rail links are available from Leven, Kirkcaldy, and Markinch stations, and a regular bus service connects the town with surrounding areas, making Methil a practical and attractive location to call home.





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