



7 Wheatley Street, Methil, Leven, Fife, KY8 3DQ

Well-Proportioned, Two-Bedroom, Upper Villa with Garden & Driveway

Estate Agents and Solicitors

Up to date price and viewing info at mov8realestate.com/property



Property Description

Well-proportioned, two-bedroom, traditional upper villa, with a private garden and driveway. Located in an exceptionally quiet and established residential area of Methil, Fife.

Comprises an entrance hall, living room, kitchen, two double bedrooms, and a bathroom. Highlights include a gas central heating with a recently installed new boiler, a fitted kitchen with appliances, and double glazing.

In addition, there is an extensive loft space offering a multiroom conversion opportunity (subject to any planning permissions).

Externally, the property benefits from a multi-vehicle driveway adjacent to the front and side; whilst to the rear is a good-sized private garden plot with a store shed.

A carpeted entrance hall gives access to the majority of the property and features a dado rail, a pendant light fitting and the loft hatch. Set to the front, a spacious public room offers space for both lounge and dining furniture and includes dado rails, a pendant light fitting, and wall mount uplights.

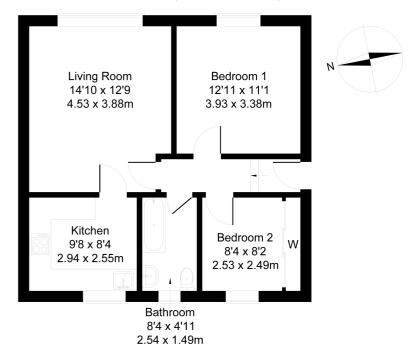
Set off the lounge, with a rear-facing window is the kitchen, which includes fitted units and worktops, a sink with a drainer, a washing machine and a cooker unit with a gas hob.

Two well-proportioned bedrooms are set to opposite aspects, and feature mirrored wardrobes and central pendant light fittings. Completing the accommodation, the bathroom is set to the rear and includes a shower unit over the bath and tiled splash walls.



7 Wheatley Street, Methil, Leven KY8 3DQ

Approximate Gross Internal Area: (581 sq ft - 54 sq m.)



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

Area Description

Methil, a seaside town on the east coast of Fife, is located between the picturesque fishing villages of the east Neuk and the main towns of Leven, Kirkcaldy and Glenrothes. Methil offers all the expected amenities from a town, whilst nearby Leven, offers a wide range of major stores and supermarkets, as well as many local specialist shops. Forming part of the Fife Coastal Path and with various open green spaces within walking distance, the area offers superb outdoor

recreation, with a wide range of golf courses available in neighbouring towns, including Scoonie and Leven Links Golf courses within close proximity; whilst St Andrews, the renowned Home of Golf is within an hour's drive. For commuters, Edinburgh and Dundee are easily accessible via the A92 or by rail from Leven, Kirkcaldy or Markinch railway stations; as well as a good bus service between the towns and cities.



















Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.