



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

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

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# 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 multi-room 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.

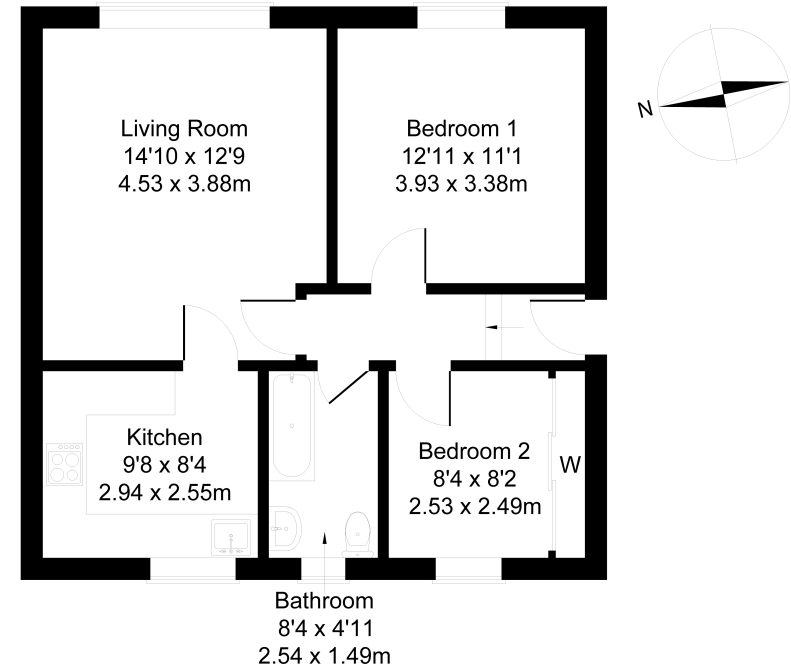
Set off the lounge, with a rear-facing window is the kitchen, which includes fitted units and worktops, a sink with a drainer, a washing machine and a cooker unit with a gas hob.

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.



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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.





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