



Offers Over £44,500
330 High Street



DELMOR

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High Street

Methil, Leven, KY8 3EJ

This Two bed upper flat offers a fantastic Investment or First Time Buyer opportunity, located within walking distance to the New Leven Rail Link as well as a host of local amenities and other travel options. There is an off street parking area to the front of the building however there is no allocated spaces. Good sized rooms with a redesigned shower room. Garden to the rear of the property. Viewing strictly by appointment.





Entrance

The exterior entry to this upper flat is through a secure doorway and into a communal interior hallway, stairs take you up to the upper level where we find the property itself.

Hallway

Entry to the property itself is through a quality wooden door with opaque decorative glazed panels. The hallway gives access to the Lounge, both Bedrooms and the Shower Room. Two good sized storage cupboards at either end of the hall.

Lounge

A spacious Lounge with double window formation over looking the front of the property. There are two display alcoves with cupboard space below. Doors leading to the kitchen and the hallway.



Kitchen

A Fantastic sized Kitchen offering a variety of wall and floor storage units and drawers, wipe clean work surface with inset stainless steel sink, drainer and mixer tap. Partial tiled splashback, four burner gas hob with concealed extractor above, eye level oven, space and plumbing for an automatic washing machine. Two large cupboards, one offering storage and the other houses the heating boiler. Window formation over looks the rear garden offers light and ventilation.

Shower Room

Extensively wet walled throughout with panel ceiling and spotlighting. Two piece suite inset to a tasteful vanity unit comprising; Low flush WC and wash hand basin with storage cupboard below. Large walk in Shower cubicle with wall mounted thermostatically controlled shower. Opaque glazed window offers natural light and ventilation.

Bedroom One

Located to the front of the property with window formation looking into High Street, Methil itself. A further good sized room.



Bedroom Two

A good sized bedroom to the rear of the property with window formation over looking the back garden area and the street beyond. Large cupboard offers storage.

Garden

Small area of garden to the rear, mainly laid to lawn with clothes drying poles. Previously enclosed with high fencing however parts of this has come down with the weather and would require being re-erected.

Heating and Glazing

Sash and Case windows. Heating Boiler system.

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.

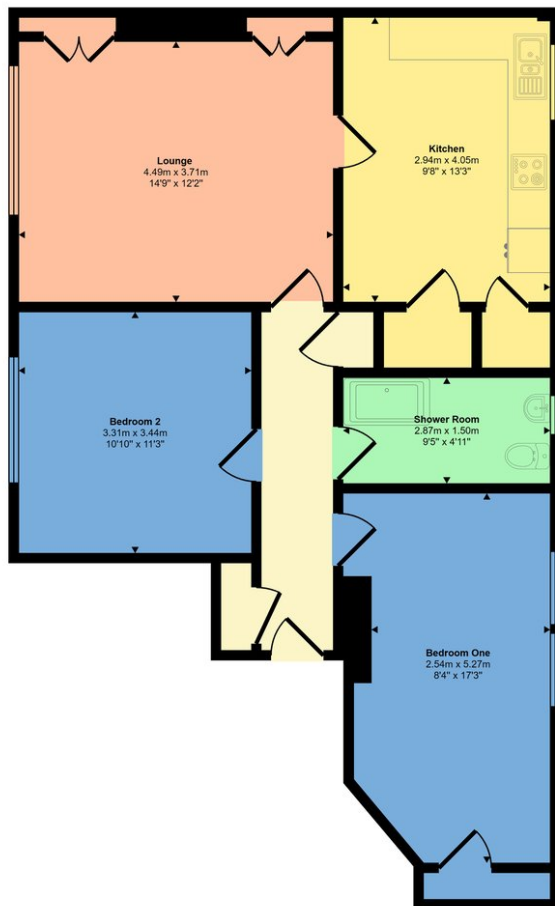
MORTGAGE & FINANCIAL ADVICE

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.

Approx Gross Internal Area
73 sq m / 788 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		
(55-68) D	68	77
(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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