



Offers Over £59,950
35 Byron Street



DELMOR

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Byron Street

Methil, Leven, KY8 3JG

IN NEED OF A FULL RENOVATION. Property benefits from double glazed and gas central heating. This UPPER FLAT comprises, Hall, Lounge, Kitchen, bathroom and three excellent sized bedrooms, garden with drive. A property that offers superb potential. Viewing strictly by appointment. PRICED CONSIDERABLY BELOW THE RECENT HOME REPORT VALUATION.





Stairs and Landing

The staircase rises to accommodation level. The Hall allows access to the lounge, bathroom and all three bedrooms.

Lounge

4.37m x 3.47m (14' 4" x 11' 5")

A bright spacious public room positioned to the front of the property, window formation overlooks the playing park opposite. Cupboard houses the upgraded fuse box and electric meter. Further door leads to the kitchen.

Kitchen

The kitchen is positioned to the rear, window formation over looks the rear garden area. The room is in need of a full upgrade.

Bathroom

Similar to the kitchen, in need of upgrading. Opaque glazed window looks to the rear.

Bedroom One

3.51m x 3.27m (11' 6" x 10' 9")

This double bedroom is located to the rear of the property with window formation over looking the rear garden area.



Bedroom Two

3.60m x 2.82m (11' 10" x 9' 3")

The second double bedroom is positioned to the front of the property with window formation over looking the playing fields opposite.

Bedroom Three

3.73m x 3.15m (12' 3" x 10' 4")

The third double bedroom is again positioned to the front of the property with double aspect windows looking to the front and side.

Garden

The garden ground is positioned to the side and rear of the property, the kerb has been lowered and a rough drive way is in place allowing off street parking.

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.





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