



Offers Over £57,000
239 Methil Brae
Methil, KY8 2EU



DELMOR
01333 421 816
leven@delmor.co.uk



Methil Brae

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Although in need of some attention, this upper flat could form a great BUY to LET, forming part of a block of four, accommodation comprises: Hall, Lounge, Kitchen, shower room and two double bedrooms. Gas central heating, Double Glazing.. Gardens to side and rear. A potentially High Yield Rental Property. Viewing by appointment





Entrance Hall and Stairs

Access a ground floor level, an internal staircase rises to First Floor. The hall offers access to all accommodation.

Lounge

Window formation looks to the front of the property

Kitchen

The kitchen is in need of some attention. Window formation looks to the rear.

Shower Room

The Shower room has been remodelled and is extensively tiled.

Bedroom One

A double bedroom with window formation looks to the rear

Bedroom Two

A second double bedroom, located to the front with double aspect windows looking to the front and the side.

Bedroom Three

Double bedroom again positioned to the front of the property



Garden

There is an area of garden ground to the rear of the property.

Heating and Glazing

Gas Central Heating, Double Glazing

Contact Details

Delmor Estate Agents
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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
80 sq m / 864 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	78	78
(55-68) D		
(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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