



Offers Over £59,000
13 School Street



DELMOR
01333 421 816
leven@delmor.co.uk



School Street

Methil, Leven, KY8 3BE

A completely refurbished Two Bed GROUND FLOOR FLAT ideal for First Time Buyers, Investment or those looking to downsize with one level living. Freshly decorated throughout including new carpeting. Property benefits from a Beautiful newly fitted 'Wren' Kitchen and fresh modern Bathroom. Accommodation comprising; Lounge, Kitchen, Two Bedrooms and Bathroom. Walking distance to a host of local amenities including shops, schools and main bus travel routes. Viewing strictly by appointment





Entrance

Property can be accessed to the rear of the building. Entry into the property is through Timber panel exterior door leading into the kitchen.

Lounge

Located at the heart of the property with window formation over looking the garden area to the rear. Fresh neutral decor throughout including new carpeting and spot lights to the ceiling. Focal point of the room is a modern black display electric fire. Lounge allows access to the Kitchen, Bedroom One and short internal hall which further leads to Bedroom Two and the bathroom.

Kitchen

A Beautiful Newly fitted 'Wren' Kitchen offers a selection of floor and wall soft close storage cupboards, marble effect wipe clean work surfaces with inset stainless steel sink and mixer tap. Subway style tiled splashback, Stainless steel extractor fan above space for free standing cooker. Space and plumbing for automatic washing machine, space for under counter fridge. Spot lighting to ceiling and window formation allows natural light and ventilation. It is understood that the washing machine is included with the sale.



Bedroom One

A spacious double bedroom located to the front of the property with large window formation allowing plenty of natural light and over looking onto School Street. Freshly decorated including new carpeting.

Bedroom Two

A further double bedroom located to the front of the property over looking School Street. Freshly decorated including new carpeting.

Bathroom

Stylish modern bathroom with three piece suite comprising; Low flush wc, rectangular wash hand basin set onto a tasteful vanity unit with cupboard storage below, bath with thermostatically controlled wall mounted shower. Matte Black shower fittings offering both rain fall and hand held options with coordinating mixer tap and glazed shower panel. Marble effect tiling around bath and handbasin splashback, spot lighting to the ceiling.

Garden

Small walled garden at the entrance of the property, laid to artificial grass with decorative stone edging. A further shared garden/drying green beyond.



Heating and Glazing

Double Glazing and Gas Central Heating

Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
Fife
KY8 4LA

TEL: 01333 421816
www.delmor.co.uk





Approx Gross Internal Area
49 sq m / 529 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	72	75
(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	

52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk