



Offer Over £62,000
66 Ossian Crescent



DELMOR
01333 421 816
leven@delmor.co.uk



Ossian Crescent

Methil, Leven, KY8 3LY

This upper flat is located within a popular area of Methil, within walking distance of local shops, schools and other amenities. Accommodation comprises: Hall, Spacious Lounge, Fitted Kitchen, Bathroom and two Double Bedrooms. Large rear garden. Although in need of upgrading this property is great value for money and a great first time buyer purchase or buy to let opportunity.





Vestibule and hall

UPVC door from stair entrance. Tiled vestibule with a few steps leading into carpeted hall. Attic access is situated with the hall via Ramsay ladder. The attic is insulated and partially floored with lighting.

Lounge

Spacious lounge with large window flooding the room with natural light. View looks over Ossian Crescent. Flame effect gas fire and surround. Alcove with display shelving.

Kitchen

Access to the kitchen is through the lounge. Fitted kitchen is dark wood effect with integrated oven, gas hob and fridge freezer. Sink and drainer with mixer tap. The sale includes a washing machine. Vinyl flooring. Two windows overlook the rear garden.

Bathroom

Bathroom is situated off of the hall to the rear of the property. Partially clad in modern UPVC and tiles. Full size bath with overhead electric shower, toilet and sink within vanity unit. Window with opaque glass.

Bedroom 1

Spacious double bedroom with large window overlooking the front of the property. Small fitted mirrored wardrobes. Fitted shelved cupboard.

Bedroom 2

Good sized double bedroom overlooks the rear garden of the property. Mirror wardrobes are positioned along once side of the room. Boiler housed in this room. Window providing natural light.

Heating and Glazing

Gas central heating.
Double glazed throughout.

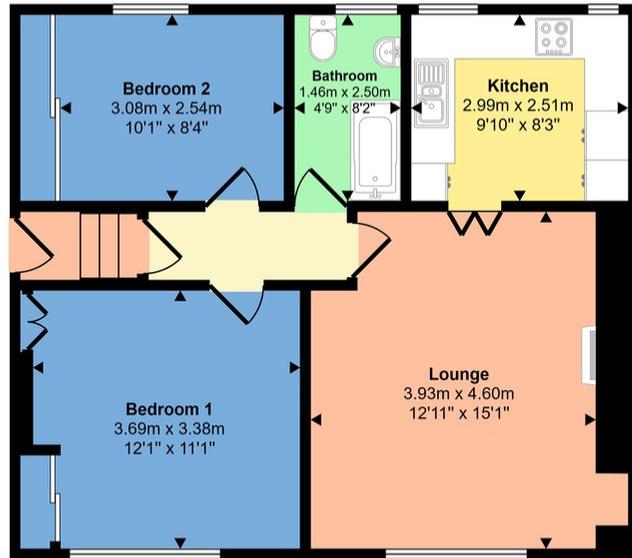
Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel: 01333 421816
www.delmor.co.uk
leven@delmor.co.uk





Approx Gross Internal Area
61 sq m / 658 sq ft



Floorplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

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.

52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk