



Offers Over £44,000  
108 Taylor Street

  
**DELMOR**  
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# Taylor Street

Methil, Leven, KY8 3AZ

Ideally a First Time buy or a BUY TO LET property, this upper flat comprises: Hall, Lounge, kitchen, bathroom and bedroom, shared garden, gas central heating double glazing. A possible high yield rental. Located within walking distance of the Railway Station, Leven High Street and beach plus other amenities. Viewing by appointment.







### Hall

Access to the property is from an external staircase then through an external UPVC door, the hall has internal doors leading to the lounge, bedroom and bathroom.

### Lounge

A bright spacious public room, positioned to the rear of the property with window formation over looking the access staircase and communal drying green

### Kitchen

The kitchen offers a supply of wood trimmed floor and wall storage units, display shelving, wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Tiled splash backs. Integrated oven and four burner hob. plumbing for automatic washing machine (included). Double aspect windows maximise natural light.

### Bedroom

The double bedroom is positioned to the front of the property with window formation over looking Taylor Street. Recess wardrobe alcove.



### Bathroom

The bathroom is extensively tiled, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with mixer taps and shower fittings. Opaque glazed window.

### Communal Drying Green

Located to the rear of the property , this shared offers ample clothes drying space.

### Heating and Glazing

Gas Central Heating, Double Glazing

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel: 01333 421816  
[www.delmor.co.uk](http://www.delmor.co.uk)

### 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.

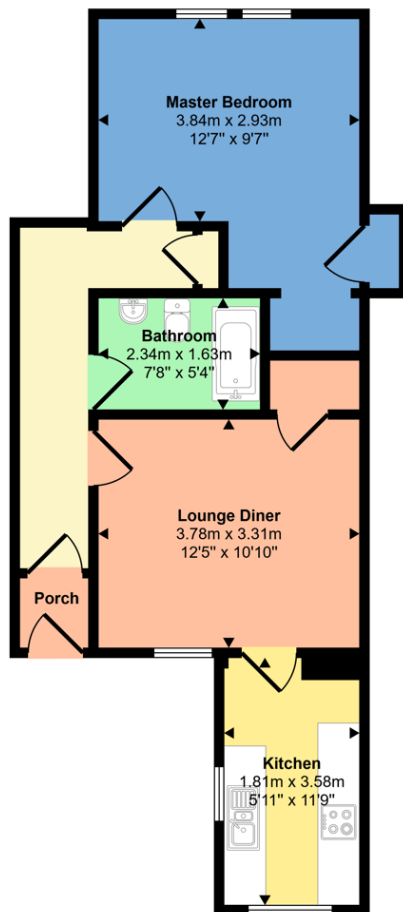


### FREE VALUATION

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  
49 sq m / 523 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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