



Offers Over £99,950
19 Cowley Street



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Cowley Street

Methil, Leven, KY8 3QG

This TERRACED COTTAGE has been recently fully modernised, with improvements including: New Roof, External repainting, Replacement quality UPVC Double Glazing (Mainly sash and case) New High End external doors. Fresh internal decoration. The property also include gas combi central heating. Accommodation comprises: Vestibule, Hall, spacious, well appointed lounge, remodelled kitchen, family bathroom and two double bedrooms. An ideal property for old and young alike.





Vestibule and Hall

Access to the property is through a recently replaced High End composite external door. The hall has internal doors leading to the lounge, bathroom and both bedrooms. Ceiling hatch accesses the attic space. A replacement external door exits to the enclosed rear garden. Tasteful neutral decor.

Lounge

16' 4" x 11' 6" (4.98m x 3.51m)

A bright spacious attractively presented public room, positioned to the front of the property with modern sash and case double glazed window over looking Cowley Street. Recessed alcove with display/book shelves.

Kitchen

' 8" x 9' 5" (2.95m x 2.87m) Sizes taken at their largest.

The kitchen has a supply of modern beech wood finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and singular taps. Integrated oven, four burner gas hob and chrome finished chimney style extractor. Tiled splash backs. Cupboard houses the "Volkera" gas combi central heating boiler. Recently replaced double glazed window formation over looks the enclosed rear garden



Bathroom

The bathroom is extensively tiled, three piece suite comprises low flush WC, pedestal wash hand basin and full sized panel bath with wall mounted "Triton T70" electric shower and glazed shower screen. New double glazed window formation allows for natural light.

Bedroom One

12' 10" x 11' 4" (3.91m x 3.45m)

An excellent sized double bedroom located to the front of the property with modern sash and case double glazed window over looking Cowley Street. Press style cupboard offers storage and also houses the electric meter and fuse box.

Bedroom Two

12' 10" x 8' 10" (3.91m x 2.69m)

The second double bedroom is positioned to the rear of the property with modern double glazed sash and case window formation over looking the rear garden area.

Garden

The garden ground is positioned to the rear of the property, designed for easy maintenance and including timber sheds and rotary drying area.



Heating and Glazing

Quality Double Glazing (Mainly sash and case) replacement high end composite front door plus replacement rear door. Gas Central Heating. NEW ROOF, All external walls repainted

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.




Approx Gross Internal Area
65 sq m / 700 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		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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