



Offers Over £64,500
6 Simon Crescent



DELMOR
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Simon Crescent

Methilhill, Leven, KY8 2DR

BEING SOLD STRICTLY AS A BUY TO LET, This ground floor flat has a long term reliable tenant that takes pride in the property and garden. The superbly maintained accommodation comprises: Hall, tastefully appointed lounge, kitchen, two double bedrooms and family bathroom. Gas central heating, Double glazing. Well tended gardens with timber shed/workshop. Good yield. Viewing by appointment. The rental income can be obtained from our Leven Office.





Hall

The hall offers access to the lounge kitchen, bathroom and both bedrooms.

Lounge

A well presented public room positioned to the front of the property. Window formation over looks the tidy front garden.

Kitchen

The kitchen has a supply of floor and wall storage units, granite effect wipe clean work surfaces with inset sink, space for slot in cooker. Plumbing for automatic washing machine. Window formation looks to the front of the property. The room also houses the gas combi central heating boiler.

Bathroom

The bathroom is partial tiled, three piece suite comprises low flush WC, wash hand basin and panel bath with wall mounted Triton electric shower. Opaque glazed window.

Bedroom One

An excellent sized well presented double bedroom positioned to the rear of the property with window formation over looking the rear garden area. Cupboard allows for storage.

Bedroom Two

The second double bedroom again positioned to the rear with window formation over looking the well tended garden.

Gardens

Well tended gardens to front and rear. The rear garden accommodates a good sized timber shed.

Heating and Glazing

Gas combi central heating. Double glazing.

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

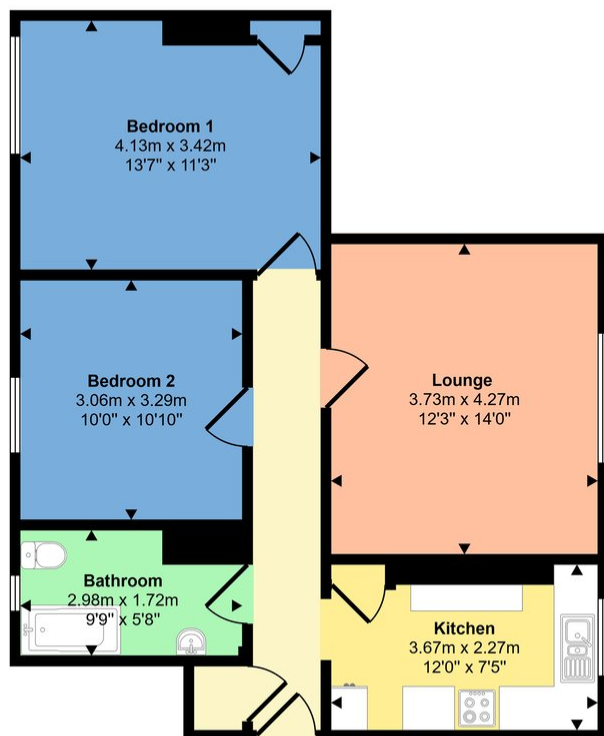
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.



FREE VALUATION

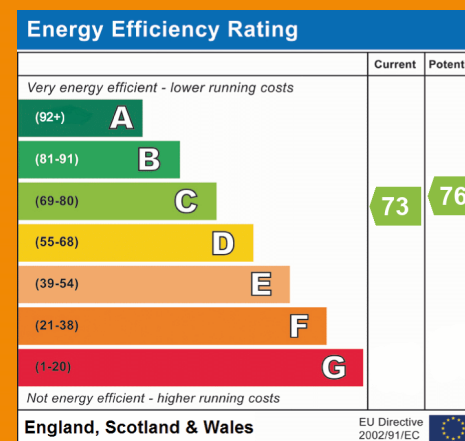
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

Approx Gross Internal Area
63 sq m / 683 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.



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