



Offers Over £79,000
69 Herriot Crescent



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Herriot Crescent

Methil, Leven, KY8 3ND

This beautifully refurbished upper flat with driveway, set within a block of four, offers modern living in a residential area of Methil. Ideal for first-time buyers, downsizers, or investors.

This property occupies the upper flat position. Fully refurbished throughout to a high standard. Brand new kitchen with contemporary fittings and finishes. Modern bathroom with updated fixtures. Fresh neutral décor, new internal doors, and plush carpets. Bright and welcoming living space with excellent natural light.

This move-in-ready home combines style and practicality, with easy access to local amenities, schools and transport links.





Staired hallway

Enter the property through a recently replaced white UPVC front door, opening into a staged hallway. The eye-catching herringbone design flooring adds a touch of elegance and transitions into a newly fitted grey carpet. Freshly decorated walls are complemented by a sleek black handrail, enhancing the modern aesthetic. Upstairs, a spacious storage cupboard on the landing provides practical storage and convenient access to the attic space.

Lounge

Step into this generously sized, newly decorated lounge featuring plush new carpeting and a large picture window offering views over Herriot Crescent. The room is bathed in natural light, creating a warm and inviting atmosphere. An elegant slim archway leads seamlessly into the kitchen, enhancing the open-plan feel and perfect for modern living.



Kitchen

This stylish, newly installed kitchen features elegant shaker-style light cabinetry and sleek marble-effect worktop, creating a fresh and modern look. The light wood herringbone flooring adds warmth and texture underfoot. Equipped with a four-ring electric hob, integrated oven, and extractor fan, the kitchen is both functional and attractive. There is ample space for a washing machine, tumble dryer, and fridge freezer, while the boiler is neatly housed within the kitchen.

Bedroom one

Situated at the front of the property, this spacious double bedroom offers a bright and airy atmosphere, thanks to a large window that fills the room with natural light. Recently updated with clean, modern décor with ceiling downlights. It also features a substantial inbuilt storage cupboard—perfect for keeping the space tidy and organized.

Bedroom two

Positioned at the rear of the property, this good-sized room has been recently redecorated to a high standard. Its fresh, modern finish offers a calm and private space—ideal for a bedroom, home office, or guest room.



Bathroom

This newly fitted bathroom is finished in a crisp white, creating a fresh and modern feel. Grey marble wet wall provides a stylish easy maintained finish. The suite includes a contemporary bath with a rain shower overhead. The window allows natural light to enhance the room's bright and fresh atmosphere.

Driveway and Rear Garden

The property benefits from a private driveway, offering convenient off-street parking. To the rear, a generously sized garden provides ample outdoor space—ideal for families or those with green fingers. While the garden is currently in need of some TLC, it presents a fantastic opportunity to create a personalized outdoor haven.

Double Glazing and Heating

Newly replaced double glazing throughout.
Gas Central Heating



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

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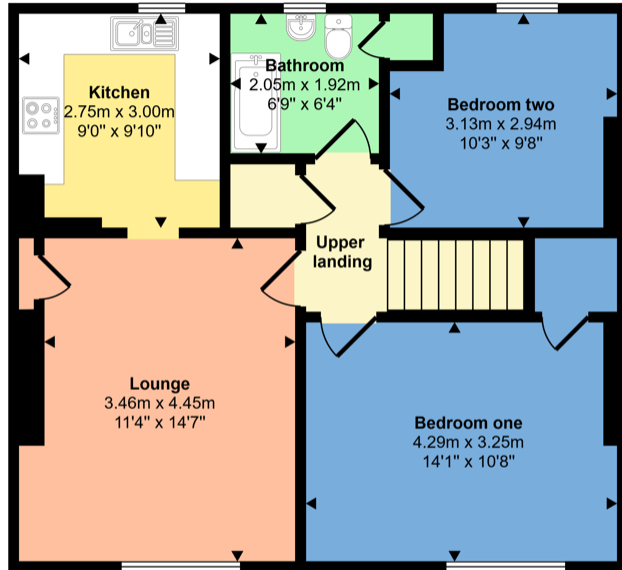
FREE VALUATION

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Approx Gross Internal Area
62 sq m / 670 sq ft



First Floor

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	76
	EU Directive 2002/91/EC	

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