



Offers Over £89,950  
45 Rowan Crescent

  
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# Rowan Crescent

Methil, Leven, KY8 2HE

This spacious well maintained GROUND FLOOR FLAT is located within a popular area of Methil and is within a short walk of local shops, the Primary School, parks and other amenities. Accommodation is all at ground floor level and comprises Hall, Spacious lounge with glazed door accessing the raised terrace, open plan dining room (which could be easily converted back to the third bedroom, two further double bedrooms and family bathroom. Mature gardens. Gas Central Heating, Double Glazing. Ideal for old and Young alike. Viewing by appointment.







### Hall

Access to the property is through a double glazed external door the hall offer access to all accommodation. Cupboards allow for storage.

### Lounge

A bright spacious public room located to the front of the property with floor to ceiling window and sliding glazed door opening onto the raised terrace and providing access to the front garden. At present the room is semi open plan to the Dining Room/Bedroom Three. Wall mounted gas fire.

### Bedroom Three/ Dining Room

This room has been converted to form a semi open plan dining room (to the lounge) but could be easily converted back to a bedroom. Window formation overlooks the front garden and Rowan Crescent. Recessed alcove with display shelves and cupboards.

### Kitchen

The kitchen enjoys a good supply of floor and wall storage units, drawer units, display cabinets, coordinated wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Tiled splash backs. Integrated oven and four burner hob with pull out extractor.

### Rear Porch

The rear porch is accessed from the kitchen. An external door exits to the rear garden.

### Bedroom One

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

### Bedroom Two

A second excellent sized double bedroom positioned to the front of the property with window formation over looking the front garden and Rowan Crescent. The room benefits from fitted wardrobes, drawers and vanity mirror.

### Family Bathroom

The family bathroom is tiled throughout. Three piece suite comprises low flush WC with concealed cistern and wash hand basin set into a tasteful vanity and panel bath with mixer taps and shower fittings. Opaque glazed window.





### Gardens

The garden to the front of the property has a raised terrace as well as lawn and shrubberies, partially enclosed within privet hedging, the rear garden is laid to raised patio, lawns and sitting areas, shrubberies and flower beds. Summerhouse and shed.

### Heating and Glazing

Gas Central Heating, Double Glazing

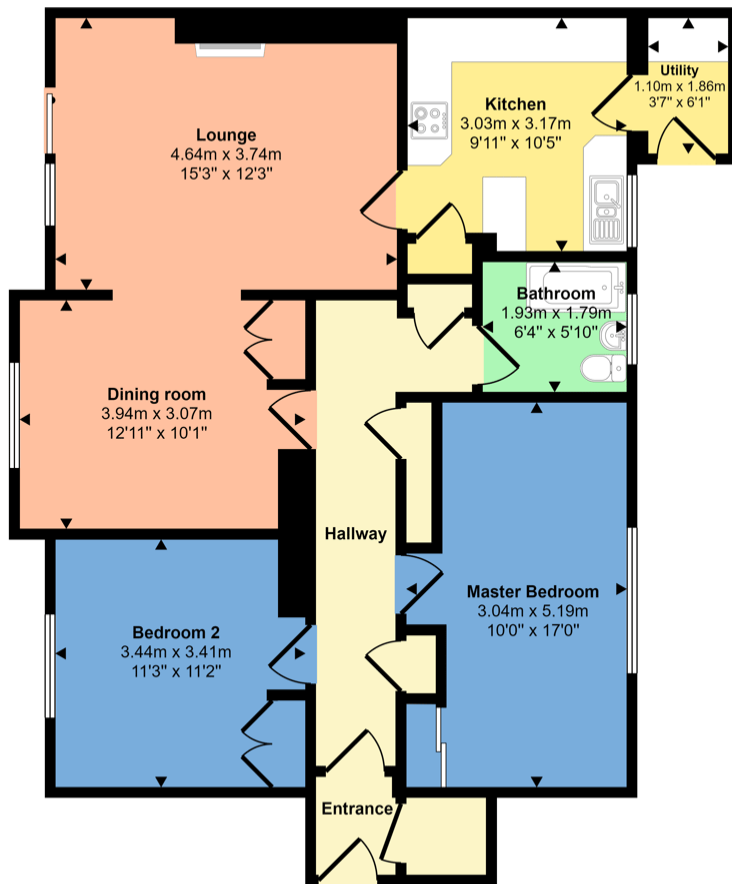
### Contact Details

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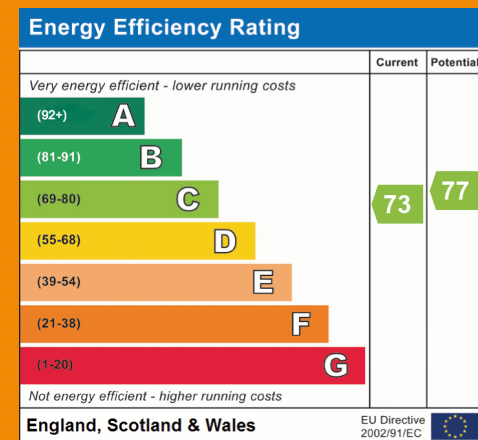


Approx Gross Internal Area  
90 sq m / 965 sq ft



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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