



Offers Over £39,950  
6 Suttie Street

  
**DELMOR**  
01333 421 816  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)





# Suttie Street

Methil, Leven, KY8 3AL

Being sold as a BUY TO LET, long term sitting tenant. This GROUND FLOOR FLAT is located just off Methil High Street. The property is in need of upgrading with present accommodation comprising: Hall, Lounge, Kitchen, shower room and bedroom. Integral Garage with electric roller door. Gas Central heating. The rental income can be obtained by contacting our Leven Office.







### External Hall

A secure external door leads to a hall that services the flat together with a rear entrance to the shop next door.

### Hall

A further external door provides access to the flat. The hall offers access to the lounge, kitchen, shower room and bedroom. Cupboard offers storage.

### Lounge

Located to the front of the property with two separate window formations over looking Suttie Street.

### Kitchen

The kitchen has a supply of floor and wall storage units, wipe clean work surfaces with inset sink. Tiled splash backs. Space for slot in cooker. Window formation looks to the front.

### Shower Room

The partially tiled shower room has three piece suite comprises low flush WC, pedestal wash hand basin and enclosed shower compartment with Mira electric shower.



### Bedroom

The bedroom has a window formation looking to the side of the property. Integral door leads to the garage.

### Integral Garage

A good sized integral garage, access from the bedroom and providing access to the Utility Room. Electrically operated roller door offers vehicle access from the road to the side.

### Utility Room

The Utility is access from the garage and is plumbed for automatic washing machine. Additional storage area.

### Heating

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

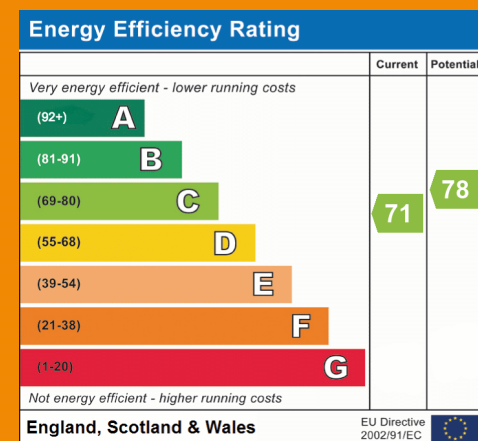
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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.







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