



Offers Over £124,000
28 Dubbieside


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Dubbieside

Methil, Leven, KY8 3HQ

This delightful END TERRACED VILLA is fabulously presented and in MOVE IN CONDITION, located within easy walking distance of the new railway station, beach, leisure centre and many other amenities, accommodation at ground floor level comprises: Hall, beautifully appointed lounge, remodelled dining kitchen, conservatory and downstairs cloakroom WC/ Utility Room The upper floor accommodates two double bedrooms and the redesigned shower room. Easily maintained gardens with drive to the front. AN OUTSTANDING FIRST TIME BUY.

It should be noted that some of the furnishings may be available subject to price or by separate negotiation.





Hall

Principle access to this superb family home is through an attractive panelled and pattern glazed external door. The hall has internal doors leading to the lounge, the breakfasting kitchen, and the downstairs WC/Utility Room. Cupboard houses great storage.

Lounge

A beautifully presented public room, positioned to the front of the property with window formation over looking the rear garden.

Dining Kitchen

The dining kitchen has been completely remodelled and enjoys a good supply of quality, high end floor and wall storage units, display cabinets, drawer units, marble effect wipe clean work surfaces with inset stainless steel wash hand basin and glazed splash backs, drainer and mixer taps, Space for slot in cooker (the cooker is less than a year old and included) Fixed matt finished chimney style extractor. Integrated and concealed dishwasher. Ample space for a good sized dining/breakfasting table.



Conservatory

Accessed from the kitchen, with windows on three sides. Glazed door exits to the enclosed rear garden. As with many other items, the conservatory furniture may be included subject to price or by separate negotiation.

Cloakroom WC/Utility Room

Handy for the growing family, dual function as a cloakroom WC and Utility room. Facilities comprises low flush WC and wash hand basin. Space and plumbing for washing machine

Upper Level

Stairs and Landing

The staircase rises to the upper level. A window formation at the turn of the stairs allows for natural light. The landing has internal doors leading to both bedrooms and the shower room. Two cupboards offer storage with one housing the gas combi central heating boiler.

Shower Room

The Shower Room has been tastefully remodelled, beautifully finished and wet walled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and enclosed curving shower compartment with "Mira" electric shower. Tiled flooring, Opaque glazed window.



Bedroom One

An excellent sized double bedroom positioned to the rear of the property with window formation over looking the easily maintained rear garden. Fitted wardrobes extend along the greater part of one wall. Further built in cupboard.

Bedroom Two

The second generous sized double bedroom is again positioned to the rear with window formation over looking the enclosed rear garden. Fitted wardrobes with mirror sliding doors. Tasteful feature wall decoration.

Garden

The rear garden has been carefully planned and designed for easy maintenance and includes a timber shed. The front garden includes a drive allowing off street parking.

Heating and Glazing

Gas Central Heating (Baxi Combi boiler installed 2020, fully serviced)
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

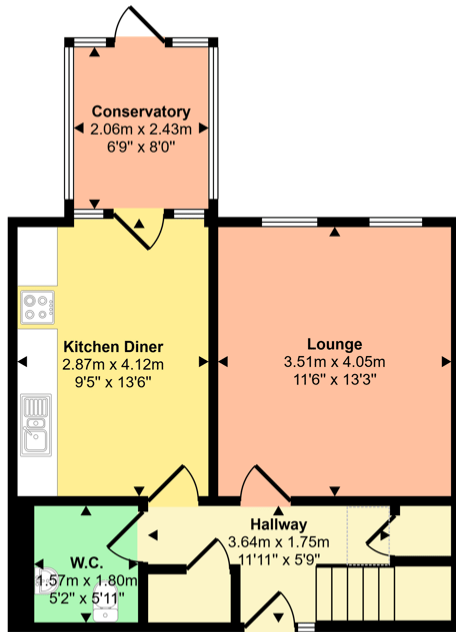
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FREE VALUATION

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Approx Gross Internal Area
84 sq m / 905 sq ft



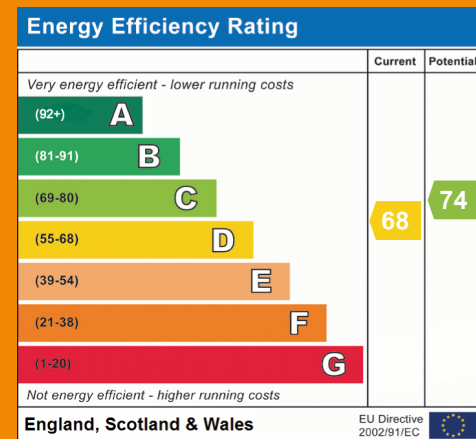
Ground Floor
Approx 44 sq m / 478 sq ft



First Floor
Approx 40 sq m / 427 sq ft

Denotes head height below 1.5m

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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