



Offers Over £119,000  
38 Lime Grove



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# Lime Grove

Methil, Leven, KY8 2JS

This clean and tidy SEMI DETACHED VILLA forms an ideal blank canvas for the FIRST TIME BUYER. Set within its own gardens with mono block drive, accommodation comprises: Hall, bright spacious lounge, kitchen, two excellent sized double bedrooms and modern wet walled shower room. Gas central heating, Double Glazing. A great FAMILY HOME with no chain. Viewing by appointment.







### Hall

Access to the property is through an attractive panelled and pattern glazed UPVC external door. The hall has an internal door leading to the lounge. A wide staircase rises to the upper level.

### Lounge

A bright spacious public room positioned to the front of the property with window formation over looking the front garden and Lime Grove. Tasteful modern fireplace with display fire. Recessed alcove with cupboard and display shelf. Under stair cupboard allows for storage.



### Kitchen

The kitchen has a supply of modern gloss finished cupboards and drawers, contrasting marble effect wipe clean work surfaces with inset one and a half basin stainless steel sink drainer and mixer taps. Space for slot in cooker (included) Three separate larder style cupboards. Window formation looks to the rear. The kitchen leads to the rear hall

### Rear Hall

Accessed from the kitchen. External door exits to the rear garden.

## Upper Floor

### Stairs and Landing

A wide staircase rises to the upper level. The landing offers access to the shower room and both double bedroom. Ceiling hatch leads to the attic space.

### Shower Room

The shower room has been remodelled and is wet walled throughout, three piece suite comprises low flush WC, wash hand basin set into a modern vanity and curving enclosed shower compartment with wall mounted electric shower. Opaque glazed window.

### Bedroom One

A generous sized double bedroom positioned to the front of the property with window formation over looking Lime Grove. Wardrobe allows for storage.

### Bedroom Two

A second excellent sized double bedroom, this time positioned to the rear of the property with window formation over looking the easily maintained garden. Wardrobe allows for storage.



### Gardens and Drive

Garden to the front side and rear of the property all designed for easy maintenance and including a modern mono block drive.

### Heating and Glazing

Gas 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.

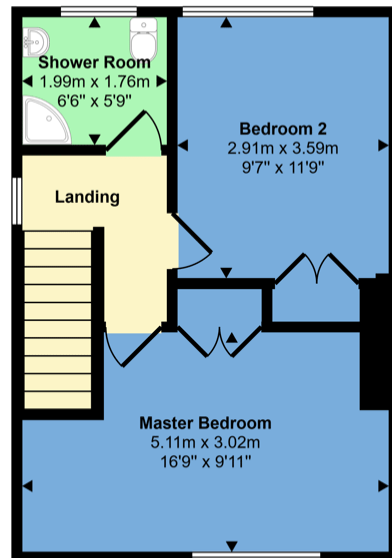
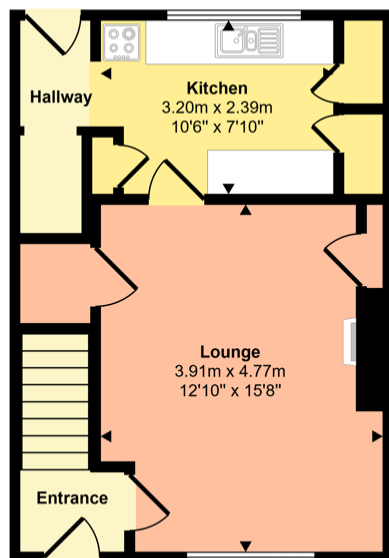
### FREE VALUATION

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.

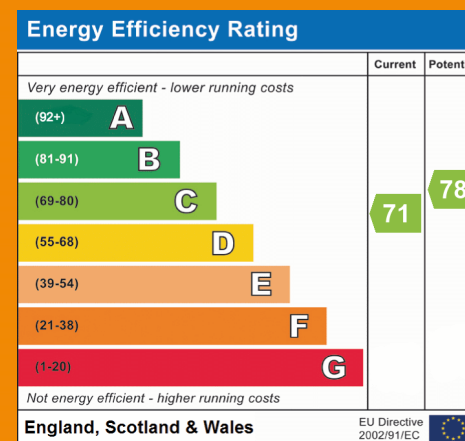




Approx Gross Internal Area  
74 sq m / 795 sq ft



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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