



Offers Over £77,950
70 Clyde Street



DELMOR

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Clyde Street

Methil, Leven, KY8 3PN

Being attractive to both the Buckhaven and Methil housing markets this tastefully appointed upper flat enjoys modern warm presentation, accommodation comprises: Vestibule, Hall, bright spacious lounge, superb generous sized dining kitchen, two double bedrooms and Family Bathroom. Double Glazing, Gas Central Heating. Courtyard style gardens with additional private parking space opposite. An EXCELLENT FIRST TIME BUY





Vestibule

Access is from an external staircase then through an attractive panelled and pattern glazed external door. The Vestibule has a further fifteen pane timber and glazed door leading to the hall.

Hall

Replacement doors from the hall lead to the Lounge, Bedroom One and the Family Bathroom. Ceiling hatch leads to the attic space.

Lounge

An attractive classically presented public room positioned to the front of the property with tilt and turn window formation over looking Clyde Street. Further internal doors lead to Bedroom Two and the Dining Room Kitchen. Tasteful decoration. Wall and central ceiling lights.



Kitchen Dining Room

The spacious Kitchen dining room enjoys a good supply of floor, wall and drawer storage units, marble effect wipe clean work surfaces with inset sink, drainer and mixer taps, integrated electric oven, four burner hob and chrome finished chimney style extractor. Tiled splash backs. Ample space for the largest of dining room tables. The room enjoys an abundance of natural light from two windows looking to the front of the property and a further window looking to the rear.

Family Bathroom

The family Bathroom is tiled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath with wall mounted "Bristan" electric shower and bi folding shower screen. Modern panelled ceiling with down lighters.

Bedroom One

A superior sized double bedroom positioned to the front of the property with window formation over looking Clyde Street. Built in press style cupboard.



Bedroom Two

The second double bedroom is positioned to the rear of the property with window formation attracting natural light. The room enjoys two deep cupboards one housing the gas combi central heating boiler.

Garden

The garden ground is located to the front of the property, designed as a courtyard garden with seating areas all enclosed within fencing. Additionally there is a designated parking space opposite.

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
71 sq m / 765 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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