



Offers Over £79,950
342 Methilhaven Road



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Methilhaven Road

Methil, Leven, KY8 3HR

**** NEW PRICE - NOW £5000 BELOW HOME REPORT VALUE **** A spacious UPPER THREE BEDROOM FLAT, enjoying gas central heating backed up by double glazing. Accommodation comprises: Internal staircase and hall, well presented lounge, well fitted kitchen, redesigned shower room and three spacious double bedrooms, garden to the rear. Walking distance to a host of local amenities including shops, schools and main bus routes. Viewing strictly by appointment.





Entrance and upper Hallway

Access to the property is through a UPVC external door with pattern glazed insert. Staircase rises to the upper level. The hall has internal doors leading to the lounge, shower room and all three bedrooms. Attic hatch is located in the hall outside of the shower room with Ramsay ladder for access.

Lounge

A spacious well presented public room, located to the front of the property with large window formation extending along the greater part of one wall. Alcove display shelving. Modern decoration with feature wall, spotlighting and coving to the ceiling.

Kitchen

Access to the kitchen is from the lounge and offers an excellent supply of floor and wall storage units, drawer units, wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Space for large Range style cooker with stainless steel extractor above, space and plumbing for automatic washing machine, space for tumble dryer and space for large American style fridge freezer. Tiled splash back. Extended worksurface creates a breakfast bar space and large window formation over looks the rear garden.



Bedroom 1

A spacious double bedroom located to the rear of the property with window formation over looking the garden. Triple built in wardrobe with sliding doors (one is full length mirror) offers plenty of storage. Bright neutral decor with spotlights and coving to the ceiling.

Bedroom 2

Another spacious double this time located to the front of the property. Carpet to the floor, feature wall decoration and large window offer natural light.

Bedroom 3

Also located to the front of the property a further good size bedroom. Cupboard offers storage and window over looks the front of the property and street beyond.

Shower Room

The redesigned family shower room is tiled throughout in large over sized quality tiles. Three piece suite comprises low flush WC, wash hand basin set into a tasteful vanity unit. Modern walk in shower compartment with wall mounted shower. Chrome finished ladder style heated towel rail. Modern panelled and mirrored ceiling with central light. Opaque glazed window offers light and ventilation.



Garden

Garden to the rear of the property is enclosed by fencing. Laid to grass and flagstone paving with small shed.

Glazing and Heating

Double Glazing and 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.



Approx Gross Internal Area
92 sq m / 988 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	77	77
(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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