**General Description**

Located in a popular residential area of Methil, this two/three bedroom family house offers flexible and spacious living space on two levels. In need of updating throughout, this could be an ideal opportunity for those wishing to improve the property to their own personal taste and requirement. The property has gas central heating. Methil itself has a number of local amenities; including nurseries, primary schools, a new secondary school and a variety of shops. The adjacent town of Leven has many amenities too, including leisure centre with pool, a range of shops, restaurants, cinema, recreational parks, the beach and golf courses.

The property is entered from the front via timber door with glazed panel, into the bright hall which in turn, offers access to the lounge, bedroom 3 and stairs to upper accommodation. The hall has storage space under the stairs.

**Lounge** 4.03m x 2.81m (13'3" x 9'3")

The lounge has a large window formation to the front of the property. Recessed shelving with storage cupboard below. Fitted carpet. Radiator. Door leading to kitchen.

**Kitchen** 3.12m x 3.05m (10'3" x 10')

“L” shaped kitchen with timber base units. Window to rear of property and door providing access to rear garden. Stainless steel sink and drainer. Three big storage cupboards. Vinyl flooring.

**Dining Room/Bed 3** 3.64m x 2.81m (11'3" x 9'3")

Situated downstairs and to the rear of the property, this room could perhaps be used as a double bedroom, dining room or office. Window. Fitted carpet. Radiator.

The carpeted stairs lead to the upper landing where a large storage cupboard is located. Access is provided from the landing to the upper bedrooms and shower room.

**Shower room** 2.13m x 2.01m (6'11" x 6'7")

Consisting of wash hand basin, w.c. and double shower cubicle with glass and chrome surround and Triton shower unit. Textured glass window to rear. Ceramic tiled walls. Vinyl flooring. Radiator.

**Bedroom 1** 4.74m x 4.0m (15'7" x 13'1")

Very large double room with double window formation to the front of the property. A box–room (2.21m x 1.45m) is located off this bedroom. The central heating boiler is located here. Window to front. Versatile space, suitable for use as an office, en-suite or dressing room.

**Bedroom 2** 4.78m x 3.15m (15'8" x 10'4")

Generously proportioned double room with double window formation to the rear of the property. Fitted carpet. Radiator.

**Exterior**

Easily maintained garden to the front laid to red chips and a paved path to front door. Timber fence and gate. The rear garden is laid to pebbles. Metal wash poles, timber fencing, gate and metal fence. The rear garden can be accessed via the shared close as well as the rear door from the kitchen.

**Extras**

The carpets, curtains, blinds and light fittings throughout are included in the sale.

**Council Tax** – Band “B” for the year 2017–18.

**Viewing**

Please contact F T & D C Wallace to arrange a viewing appointment. Telephone 01333 423804.

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**THE PROPERTY MISDESCRIPTIONS ACT 1991**

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.

2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.

3. The vendors are not bound to accept the highest or any other offer.