REDUCED

89 Oakvale Road
Methil
Fixed Price £68,000
This end-terraced, two bedroom property is located at the end of a quiet cul-de-sac. It offers nicely laid out accommodation on two levels and has a large, easily maintained garden and backs onto open ground. The property would benefit from some upgrading in places. Methil has a number of amenities including shops, schools, nurseries, bars with many more amenities within walking distance in Leven. Local bus links are good with a bus station in Leven. Train links can be found in nearby Markinch and Kirkcaldy.

The property is entered by way of a upvc door with glazed panel into the carpeted hall which provides access to the stairs and the lounge.

Lounge 5.64m x 3.14m (18'6" x 10'4")
Good sized lounge with windows to the front and the rear of the property. A gas fire sits in a decorative timber surround and hearth. A timber door with decorative panel leads from the lounge to the kitchen and an identical door leads from the lounge to the hall.

Kitchen 4.23m (at longest) x 2.34m (13'11" x 7'8")
Fitted base and wall units with drawers and a formica worktop. Matching 1.5 sink with drainer and chrome mixer tap. Integrated electric oven and hob with overhead extractor. Open cupboard space with a further cupboard containing central heating boiler. Window and upvc door to rear. Vinyl fitted floorcovering. Radiator.

Bedroom 1 3.60m x 2.87m (11'10" x 9'5")
Double bedroom with window to the rear of property. Fitted oak effect wardrobes and overhead storage. Fitted neutral carpet. Radiator.

Bedroom 2 3.92m x 2.72m (12'10" x 8'11")
Double bedroom located at the front of the property. Fitted oak effect wardrobes along one wall. Window to front of property. Airing cupboard. Fitted neutral carpet. Radiator.

Shower Room 1.86m x 1.65m (6'1" x 5'5")
Well laid out shower room consisting of vanity sink, w.c. and corner shower unit with sliding doors. Fitted bathroom storage with marble top. Fitted mirror and glass shelf. Neutral wall tiles with a decorative border. Window to rear. Recessed lighting. Radiator. Ceramic floor tiles.

Exterior
The garden ground to the front of the property is of red chips and slabbad pathways within a brick wall with wrought iron gates at each end. The drive is paved and leads to the timber garage and wrought iron full height gate into the rear garden. Stone steps lead from the back door of the kitchen into the rear garden which is on levels which are mostly slabbad with shrubbery beds and a chiped drying area with metal washing poles. A whirlygig is also located on a large patio area next to the timber shed. There are open views from the rear garden.

Extras
The carpets, curtains, blinds and lightfittings throughout are included in the sale along with the oven, hob and extractor in the kitchen and the timber shed and garage in the garden.


Viewing
Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

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.

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

THE PROPERTY MISDESCRIPTIONS ACT 1991