

FT & DC
WALLACE

43 Oakvale Road Methil

Offers Over £84,950



FORTH HOUSE, FORTH STREET, LEVEN, FIFE KY8 4PW tel: 01333-423804 fax: 01333-428360 DX: 560873 LEVEN

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This two bedroom end terrace property provides an ideal opportunity to add your own stamp and style throughout.

Easily maintained garden ground to the front, side and rear along with off-street parking and timber garage.

The property benefits from double glazed windows and doors and a gas central heating system.

Methil has a variety of amenities and nearby Leven has many more, providing a good choice of shops, supermarkets, schools and recreational activities for all the family. Bus travel is good throughout Methil and the bus station at the Shorehead in Leven offers travel far and wide, whilst train stations are located in nearby Kirkcaldy and Markinch.

The property is entered from the street through a single wrought iron gate onto the path leading to the front door which in turn leads into downstairs hall with under-stair cupboard and carpeted stairs leading to the upper accommodation.

Lounge **5.62m x 3.53m**
Good size lounge with double aspect windows. Wall mounted gas fire. Fitted carpet . Radiators. The lounge is open in part to the kitchen. Glass panelled door to the hallway.

Kitchen **2.85m x 2.47m**
Base and wall units in neutral tone with worktop. Stainless steel sink and drainer, chrome mixer tap. Hotpoint washing machine. LG fridge-freezer. Door leading out to rear garden. Ceramic tiled walls. Vinyl flooring. Radiator. The kitchen area leads into the lounge.



Stairs lead to the upper landing which provide access to the bathroom, and both bedrooms.

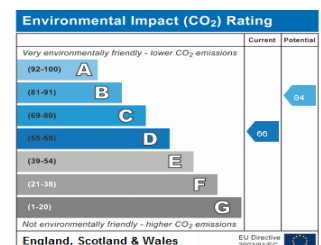
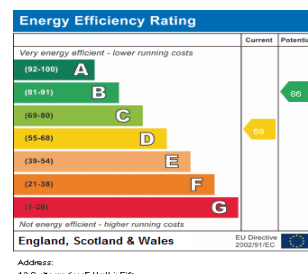
Bedroom 1 **3.97m x 2.71m**
Located to the front of the property, this double bedroom has fitted over-bed storage and full width mirrored wardrobe. Recessed display shelf and cupboard above. Fitted carpet. Radiator.

Bedroom 2 **2.93m x 2.86m**
Double bedroom with window to rear of property. Full width mirror wardrobes. Fitted carpet. Radiator.

Bathroom
Three piece bathroom suite consisting of wc, wash hand basin and bath with overhead shower. Window to rear. Ceramic tiled walls. Vinyl flooring.

Exterior
Garden ground to the front of the property consists of lawn and planted borders with brick wall boundary. The driveway and garage are accessed via wrought iron gates. The rear garden is hard landscaped and easily kept. Raised brick-built beds with shrubbery on the lowest level.

Extras
Carpets, curtains, blinds and lightfittings throughout are included in the sale together with the washing machine and fridge-freezer in the kitchen and the timber garage in the garden.



Council Tax - Band "A" for the year 2023-2024.

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

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.