

# 7 Kinnarchie Crescent Methil

FT & DC  
WALLACE

Offers Over £189,950



With a commanding view over Leven and onto the Forth estuary beyond, this spacious family home with generous garden ground, workshop and garage provides flexible options to update for modern living.

Methil is a town connected to Leven and to Buckhaven to form the Levenmouth area. Methil has its own shops, bars, schools, nurseries together with many other amenities and benefits from the abundance of amenities in the connecting towns too. Leven has many amenities within walking distance of the property. A variety of shops, supermarkets, restaurants, public parks and recreational spaces, golf courses, leisure centre with swimming pool and of course the amazing beach. There are many community halls and activities for all ages in the Levenmouth area too. Methil and Leven are well served with bus links with a Bus Station at the Leven's Shorehead. Train stations located in Leven, Windygates (both easily accessed on foot) and nearby Markinch and Kirkcaldy provide great rail links to Edinburgh and further afield.

The "L" shaped hall offers access to the lounge, bedrooms, bathroom and the attic hatch (with Ramsay ladder). There are also two storage cupboards and a large double doored cupboard. Radiators. Fitted carpet.

**Lounge** **4.34m x 4.23m**  
 Accessed via glazed door from hall. Spacious and bright room with big bay window taking full advantage of the view over the town and sea beyond. A display unit separates the lounge from the

**Dining area** **3.57m x 2.64m**  
 Semi separate dining area with door leading to the hall and another to the kitchen. Window at high level. Laminate flooring. Radiators.

**Kitchen** **3.54m x 4.03m**  
 Generously sized kitchen with white base and wall units and drawers. Granite effect worktops. Gas hob with overhead extractor. Electric integrated oven. Stainless steel 1.5 sink and drainer. Double window formation to sunroom and door leading to same. Vinyl flooring. Radiator.



**Sunroom** **3.41m x 2.79m**  
 With French doors leading onto the decked area of the garden, the sunroom provides a lovely area to relax. Also can be accessed from kitchen. Laminate flooring. Radiator.

**Bathroom** **2.47m x 2.38m**  
 Spacious bathroom with window to rear. Consisting of bath, wc, wash hand basin and shower enclosure with Mira mixer unit. Ceramic wall tiles. Tiled flooring. Radiator.

**Bedroom 1** **3.58m x 3.33m**  
 Double bedroom with window to the front of the property and full width mirrored wardrobe.

**En-suite shower room** with wc and vanity sink with storage, Mira Sport electric shower unit. Laminate flooring. Radiator.



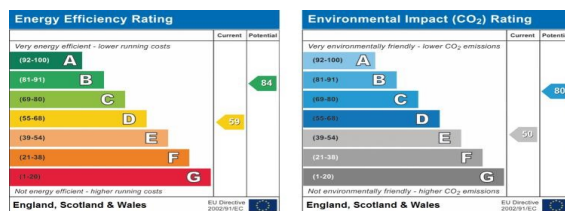
**Bedroom 2** **3.48m x 2.54m**  
 Dressing area of 2.30m x 1.89m with mirrored door wardrobes lead to the double bedroom located to the rear of the property. Radiators. Laminate flooring.

**Bedroom 3** **3.52m x 2.57m**  
 Double bedroom with window to the rear of property. Double wardrobe with mirrored doors. Laminate flooring. Radiator.

**Exterior**  
 The front of the property has a pleasant area of grass and flower beds as well as the monoblock path to the front door and sweeping round the side and rear of the garden grounds. Double metal gates to drive. To the rear of the house is a single, brick-built garage with up and over door as well as a side door. A large workshop/shed is located in the generous rear garden. A wooden playhouse (in need of some TLC) sits here too. Grassed area with wash poles. Outdoor water tap. Decking in the corner leads into the sunroom. Brick walls form the boundary providing privacy to the rear garden.

**Extras**  
 The carpets, curtains and blinds are included in the sale together with oven, hob and extractor in the kitchen. The workshop and playhouse are also included in the sale.

### Energy Performance Rating



**Council Tax** - Band "D" for the year 2025-26.

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

THE PROPERTY MISDESCRIPTIONS ACT 1991

- 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.
- It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
- The vendors are not bound to accept the highest or any other offer.