

FT & DC  
WALLACE

**19 Toll Avenue  
Methilhill  
Offers over £69,950**



Located in a quiet spot in Methilhill, this two bedroom linked property offers a blank canvas and great foundation, ready to update throughout and create a spacious home. Garden ground to the front and rear. Double glazing and a Baxi heating system in place.

The property is within easy walking distance of the various local shops, restaurants, Primary School and Levenmouth Academy. Methil is well-served by public transport and there are many bus routes to and from the area. A Bus Station in Leven offers journeys to Edinburgh and Glasgow and farther afield. The new train stations at Leven and Windygates provide links to and from Edinburgh. Walkways are provided from Methil to Windygates Station for easy access.

Further amenities are available in Leven which has supermarkets, coffee shops and various independent and high street retailers, restaurant and bar options, swimming pool and sports centre, golf courses as well as many recreational areas.

The property is entered via UPVC front door into the hall. A wide staircase leads to the upper accommodation. Access to the lounge is from the hall.

**Lounge** **4.45m x 3.74m**

Good sized lounge with large window to front of property. Wall-mounted gas fire. Recessed storage cupboards. Large understairs store cupboard. Radiator. Door leading to kitchen.

**Kitchen** **5.31m x 2.51m**

Another well-proportioned room with lots of scope to upgrade. Fitted units and worktops. Sink with drainer in front of window to rear. Radiator. Pantry located toward rear door which could easily be incorporated into the kitchen to maximise flow. Door leading to rear garden.



**Bathroom** **2.14m x 2.11m**

Located on upper level, consisting of bath with overhead shower and glass screen, w.c. and wash hand basin. Ceramic wall tiling. Frosted window to rear. Radiator.

**Bedroom 1** **4.81m (at widest) x 3.37m**

Very generously sized bedroom with window to the front of the property. Walk-in cupboard/wardrobe with window to front and ceiling hatch to the attic. Radiator.

**Bedroom 2** **3.80m (at widest) x 3.67m**

Another generously sized bedroom with window to the rear of the property. Large cupboard for storage (also containing water tank). Radiator.

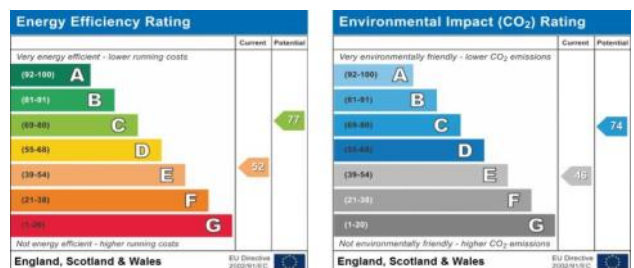


**Exterior**

The front garden area is bound by a wall and consists of grass and a paved path to the front door. A path leads to the rear garden. The rear garden is grassed and has a timber shed in one corner. Timber fencing forms the boundaries.

**Extras**

The property is sold as seen. There are no floor coverings in place, in readiness for the next owner to start work. The timber shed is included in the sale.



**Council Tax - Band "A" for 2026-27.**

**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.