

FT & DC
WALLACE

**477 Wellesley Road
Methil**

Offers over £94,950



Rarely available, well laid out and spacious one bedroom bungalow set back from the main road in a small residential development. Offering easy access to the various shops and services in Wellesley Road. The area is well-served by bus links to the nearby towns of Leven and Kirkcaldy for a considerable range of amenities, both recreational and practical. The very popular train connection to Edinburgh can be accessed from Leven and Windygate stations. Wider train links can be accessed from Markinch and Kirkcaldy.

The front door of the property leads into the hall which in turn offers access to the lounge, shower room and bedroom. The hall has a variety of cupboards offering generous storage facilities. The warm-Air heating boiler is located in one of the cupboards and the hot water boiler is in another.

Lounge **4.39m x 3.57m**
Generously proportioned lounge with double aspect windows. Fixed timber shelving unit for books, ornaments, etc. Wall mounted gas fire. Door leading to kitchen.

Kitchen **2.68m x 2.58m**
Nice kitchen to the rear of the property. Base units and wall units together with drawers and granite-effect worktop. Integrated, eye-level oven and separate grill, gas hob with overhead extractor. Ceramic splashback tiling. Vinyl flooring. Window to the side of the property and door from kitchen into the sunroom..



Sunroom **2.79m x 2.33m**
Located to rear of property, the sunroom provides a bright and airy space to relax. The door leads out into the rear garden.

Shower room **2.048m x 1.74m**
Spacious shower with glass cubicle. Recently fitted Wet-wall in quartz-effect on all walls. Wc and vanity sink with storage below. Fitted gloss ceiling panelling. High window to rear. Vinyl flooring.



Bedroom **2.90m x 3.52m**
Good sized double bedroom with window to the front of the property. Full width fitted wardrobes. Carpet.

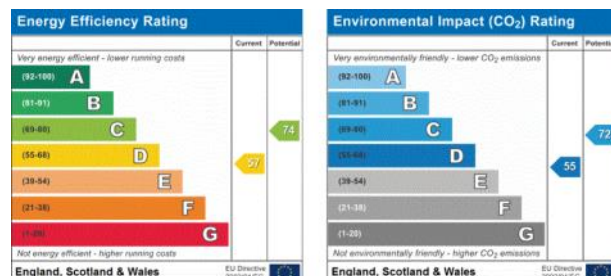


Exterior
The property is located in a fenced development of similar builds with mutual paths leading to the properties. Number 477 has garden ground and flower border at the front and a flower border to the side of the property, together with concrete and chipped ground to the rear of the property which continues round the other side of the property.

Extras
The carpets, curtains, blinds and lightfittings are included in the sale together with the oven, grill, hob and overhead extractor in the kitchen.

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

Energy Performance Certificate



Viewing
Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 07761 753488.

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.