

SOLICITORS & ESTATE AGENTS

**FT & DC
WALLACE**

**11 Kirkland Walk
Methil**

Offers over £79,000



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Licensed by the Law Society of Scotland to conduct Incidental Financial Business

General Description

Viewing is highly recommended to appreciate this well presented, three bedroom upper flat offering spacious family accommodation in a popular area. Freshly decorated throughout. Traditionally built. The property has a large amount of ground, with potential for further development (subject to local planning consents). Corner plot. Double glazing throughout. GCH.

The town of Methil has many amenities including schools, nurseries, shops and is in close proximity to Leven offering a further range of amenities, including leisure centre with pool, cinema, shops, bars, restaurants, etc. Good public transport links with a bus station in Leven and train stations in both Markinch and Kirkcaldy, both within easy travelling distance.

Entrance

Exterior door leads into the freshly decorated vestibule with stairs. Fitted carpet. A part-glazed timber door leads into the spacious hall which in turn gives access to the bedrooms, shower room, storage cupboard and lounge. Fitted carpet and radiator. Access to the floored attic with loft ladder is gained from the hall.

Lounge 4.81m x 3.76m (15' 8" x 12' 4")

Light and airy room, accessed by decorative, semi-glazed timber door. Large window to front of property. Gas fire with composite stone hearth. Recessed, wooden display shelving. Wall lights. Fitted carpet. Radiator.

Kitchen 3.38m x 3.04m (11' 1" x 10' 4")

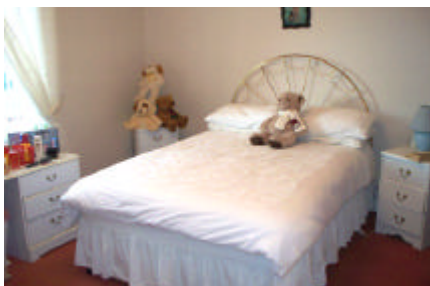
Decorative, timber door leads into the stunning kitchen with far-reaching views over rear garden to Largo Law. The new kitchen has only recently been installed. White, high gloss units (with worktop lights) and drawers with high gloss, black granite-effect worktop. Brushed steel knobs. Fitted electric oven and gas hob with extractor hood. Tiled splashback. Complementing linoleum flooring in slate effect. Adequate space for dining table and provision for appliances.

Shower room 2.46m x 1.85m (8' 1" x 6' 7")

Recently updated contemporary shower room with w.c., semi-recessed wash hand basin in fitted white units. Large, freestanding, shower cubicle with both overhead and handheld showerheads in a modern style. Chrome ladder radiator. Extractor fan. Window to rear of property.

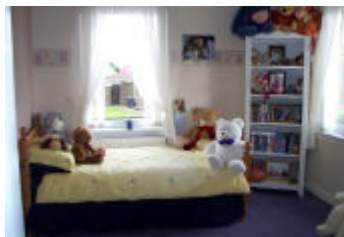
Bedroom 1 4.22m x 2.41m (13' 9" x 7' 10")

Large, double bedroom with views to rear of property. Ample storage cupboard. Radiator. Fitted carpet.



Bedroom 2 3.65m x 3.15m (12' x 10' 4")

Bright, spacious, double room with double aspect to front and side of property. Fitted carpets. Radiator.



Bedroom 3 3.67m x 2.91m (12' x 9' 6")

Another bright, double room with window to front of property. Recessed wooden shelving.

Exterior

To the side of the property lies a very large area with iron fencing and gates, the chipped area of which is currently used as a parking area. Part of this ground is laid to turf and shrubs.

A good sized patio area lies between the fenced area and the path to the rear garden ground. The rear garden ground is laid to grass and offers great scope for development. A timber dog kennel is situated here also.

Extras

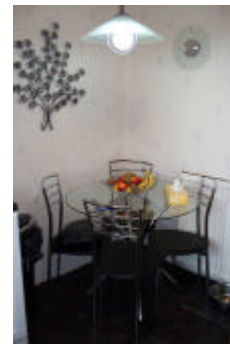
Included in the sale are the blinds, carpets and light fittings throughout. The oven, hob and extractor fan together with the timber dog kennel in the rear garden are also included.

Council Tax

The property is in Council Tax Band A for the year 2010-2011.

Viewing

Please contact F T & D C Wallace to arrange a viewing. 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.