

SOLICITORS - ESTATE AGENTS

**FT & DC
WALLACE**

**159 Methilhaven Road
Methil**

Offers over £115,000



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Consultant: Michael F. Wallace MALLB

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

General Description

The property is a semi-detached bungalow benefiting from double glazing and gas central heating. Generously proportioned garden ground to front and rear, mono-block drive with detached garage and lean-to storage area. The property is situated on Methilhaven Road and is in close proximity to nurseries and both primary and secondary schools. The Levenmouth area offers many amenities, including Sports Centre with swimming pool, golf courses, recreational parks, shopping and beaches. A bus station in Leven and a mainline railway station in nearby Kirkcaldy provide good transport links.

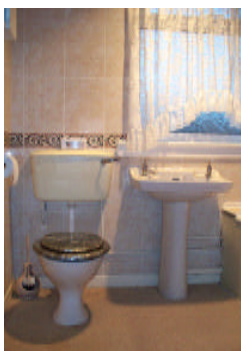
The property is accessed via a double-glazed door into the hall which provides access to the bedrooms, lounge and bathroom. The attic can also be accessed from the hall. Original oak internal doors throughout the house.

Lounge 4.55 x 3.75m (14' 10" x 12' 3")

Good sized, front facing lounge with large picture window. Gas fire with stone and wooden surround. Storage cupboard. Radiator.

Bathroom 2.12 x 2.07m (6' 10" x 6' 8")

Bright bathroom with white three-piece bathroom suite consisting of bath with overhead Mira Excel shower and glass shower screen, w.c. and sink. Frosted window to rear of the property. Tiled throughout. Radiator.



Bedroom 1 4.18 x 2.84 (13' 7" x 9' 4")

Currently being used as a dining room, this bright double bedroom has a window out to the front of the property. Radiator.

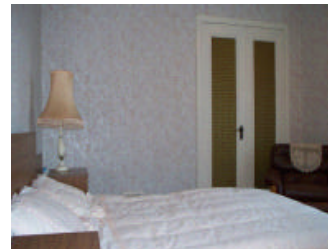
Bedroom 2 4.18 x 2.52m (13' 7" x 8' 3")

Double bedroom with window to side of the property. Radiator.

Bedroom 3 4.19 x 3.46m (13' 8" x 11' 4")

Spacious, airy double bedroom with window to

rear of property. Shelved storage cupboard with double doors. Radiator.



Kitchen 3.30 x 3.02m (10' 10" x 9' 11")

Spacious kitchen with units at high and low level. Two windows to rear of property. Walk-in storage cupboard. Stainless steel sink and drainer. Double-glazed door providing access to rear.

Exterior

The garden ground to the front of the house is laid mostly to lawn with flower beds. A wooden fence mounted on a low wall and wooden gates provide boundary. A mono-block drive provides parking for a number of vehicles and access to the single brick-built garage with two store rooms to the rear.

Garden ground to the rear is mainly laid to stone chips, with a paved area and mature shrubs. A large wooden fence divides the two areas of rear garden ground. The area behind the fence is of similar proportions and provides ample scope for further garden development.

Extras

The carpets, curtains, blinds and lightfittings throughout are included in the sale.

Council Tax

The property is in Council Tax Band B for the year 2009/2010.

Viewing

Please contact FT & DC Wallace to arrange a viewing. Tel: 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.