



## 14 COWLEY STREET METHIL, LEVEN, KY8 3QQ

£135,000  
FREEHOLD

Nestled on the charming Cowley Street in Methil, Leven, this beautiful semi-detached cottage from the 1920s is a true gem waiting to be discovered having never been on the open market before. This delightful property boasts two bright double bedrooms, offering ample space for a growing family, guests, or even a home office. The modern bathroom/WC adds a touch of contemporary convenience to this character-filled home. The property further benefits from spacious breakfasting kitchen with french doors to garden, DG, GCH, EPC C, driveway & timber garage. With a home report value of £140,000, this semi-detached bungalow offers a fantastic opportunity to own a piece of history in a sought-after location. Don't miss out on the chance to make this charming cottage your own and create lasting memories in this wonderful abode.



**home sweet home**  
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# 14 COWLEY STREET

- CHARMING SEMI DETACHED COTTAGE • TWO SPACIOUS DOUBLE BEDROOMS WITH WARDROBES • BRIGHT LOUNGE • MODERN BATHROOM/WC • BREAKFASTING KITCHEN • DG- GCH - EPC C • HOME REPORT £140,000 • DRIVEWAY - TIMBER GARAGE • VIEW NOW!



## FULL DESCRIPTION

Nestled on the charming Cowley Street in Methil, Leven, this beautiful semi-detached cottage from the 1920s is a true gem waiting to be discovered having never been on the open market before. This delightful property boasts two bright double bedrooms, offering ample space for a growing family, guests, or even a home office. The modern bathroom/WC adds a touch of contemporary convenience to this character-filled home. The property further benefits from spacious breakfasting kitchen with french doors to garden, DG, GCH, EPC C, driveway & timber garage. With a home report value of £140,000, this semi-detached bungalow offers a fantastic opportunity to own a piece of history in a sought-after location. Don't miss out on the chance to make this charming cottage your own and create lasting memories in this wonderful abode.

## LOCATION

The property benefits from being walking distance to the local Primary School & wealth of local shops & specialist stores. Methil further benefits from Secondary School & excellent road links throughout Fife & beyond. Coming soon the new Levenmouth Rail Link with Central Fife & beyond.

## VESTIBULE

Security door. Double cloaks cupboard. Vinyl floor,

## ENTRANCE HALL

Leads to all accommodation one level. Hatch to loft

with pull down ladder part boarded with ramsay ladder, power & light. Boiler housed in loft.

## LOUNGE

Spacious main public room. DG window to front provide an abundance of natural light. Fuse box & meter housed in recess. Coved ceiling. Dado rail.

## BREAKFASTING KITCHEN

Well proportioned with range of wall & base cabinets, wipe clean worktop. Inset sink & mixer tap. Fridge freezer included in sale. DG window to rear. DG french doors to garden. Shelved pantry cupboard. Space for table & chairs. Vinyl floor.

## BEDROOM 1

Bright double bedroom with 2 double wardrobes. DG window to front. High corniced ceiling. Carpet,

## BEDROOM 2

Good size second double room with double wardrobe. DG window to rear. High corniced ceiling. Laminate floor..

## MODERN BATHROOM/WC

Updated by the owner to feature bath with over head waterfall shower, separate spray attachment, clear screen & storage under bath. Vanity mirror with recessed lighting. Vanity basin. Low level wc. Wet wall splashback. Frost DG window. Chrome towel rail. Downlighting.

## EXTERNAL

Fence enclosed garden to front & rear. Mainly laid to

lawn front with gated access to rear. Paved patio & drying area, lawn, timber shed.

**DRIVEWAY**

Single drive provides off street parking leads to timber garage.

**14 COWLEY STREET**





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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