



43 MAIN STREET
METHILHILL, KY8 2DW

£89,995
FREEHOLD

New for sale a spacious ideal starter home sold as seen! Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a Semi Detached Villa with driveway & enclosed gardens. Comprising Entrance Hall - Lounge- Kitchen- Two Double Bedrooms - Bathroom/WC. Benefitting from DG (installed 2024) - GCH (new boiler 2024 with 5 year warranty) - Roof updated from original - EPC C. Externally front garden - Driveway - Enclosed rear garden. View Now!



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43 MAIN STREET

- SPACIOUS SEMI DETACHED VILLA SOLD AS SEEN
- TWO DOUBLE BEDROOMS
- BRIGHT LOUNGE - KITCHEN
- ENCLOSED GARDENS - DRIVEWAY
- BATHROOM/WC
- IDEAL STARTER HOME
- DG- 2024 - GCH 2024 - ROOF UPDATED FROM ORIGINAL - EPC C
- VIEW NOW!



FULL DESCRIPTION

New for sale a spacious ideal starter home sold as seen! Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a Semi Detached Villa with driveway & enclosed gardens. Comprising Entrance Hall - Lounge- Kitchen- Two Double Bedrooms - Bathroom/WC. Benefitting from DG (installed 2024) - GCH (new boiler 2024 with 5 year warranty) - Roof updated from original - EPC C. Externally front garden - Driveway - Enclosed rear garden. View Now!

LOCATION

Benefitting from newly open Train Station at Cameron Bridge for the commuter with excellent road links. Primary school is offered with Secondary schooling at Levenmouth Academy. Local shops, park & bowling club.

ENTRANCE HALL

Security door.

LOUNGE

Bright public room. DG window to front. Carpet.

KITCHEN

Requires modernising but includes wall & base cabinets, Wipe clean worktop . Inset sink. Boiler housed. DG window to rear. Security door.

BATHROOM

Comprising bath with over head electric shower. Wash hand basin. Low level wc. Frost DG window.

STAIRS TO FIRST FLOOR LANDING

DG window. Store area along eaves.

BEDROOM 1

Good size double bedroom. Store cupboard. DG window to front.

BEDROOM 2

Bright second double bedroom. Store cupboard. DG window to rear.

DRIVEWAY

Gated driveway to front with dropped kerb.

EXTERNAL

Enclosed garden to front mainly stone chipped & rear mainly paved with timber shed.

43 MAIN STREET





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1099995)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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