



**YOUR MOVE**  
Stewart Filshill

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Swan Street, Methil, Leven, Fife

Offers Over £170,000

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## DESCRIPTION

To fully appreciate the contemporary specification and presentation of this semi detached cottage we highly recommend a viewing. The property is presented in a show home condition, featuring a kitchen and bathroom that are sure to impress. Internally comprising, entrance hall, spacious lounge with natural wood floor and Banksy inspired wall art. Open plan to the lounge is a contemporary kitchen, featuring modern gloss units, complemented with a Sile Stone worksurface and island unit with space for dining bar. Integrated appliances include two ovens with grill, microwave oven, ceramic hob, wine cooler and a dishwasher. Bi-fold doors open out onto a rear garden deck. The ground floor has two bedrooms, one with an en-suite shower room, the other has a utility area set off the room. The upper landing leads to a double bedroom and a stunning bathroom with roll top bath and walk in rain shower. The specification includes double glazing and gas central heating. A driveway provides off street parking and leads to the integral garage. The rear garden features areas of deck, artificial lawn and patio.

## LOCATION

Swan Street is a residential address, encompassing a variety of property styles. The Denbeath area is a popular place to live, situated between Buckhaven and Methil. A range of shopping and services can be found within the local area. Leven town centre is approximately two miles distant where a range of high street shops, amenities and services can be found.

## OUR VIEW

One of the finest cottages within this area to grace the market. The contemporary specification and living space provides a fantastic home for modern living and entertaining. The living space is particularly impressive, featuring a large open plan lounge, modern kitchen with bi-fold doors opening out onto the rear deck.

## DIMENSIONS

Lounge - 7.60m x 3.70m (24'11" x 12'2")

Kitchen / Dining Room - 4.88m x 3.61m (16'0" x 11'10")

Bedroom - 4.93m x 2.34m (16'2" x 7'8")

Bedroom - 3.68m x 3.34m (12'1" x 10'11")

En-Suite Shower Room - 2.40m x 1.42m (7'11" x 4'8")

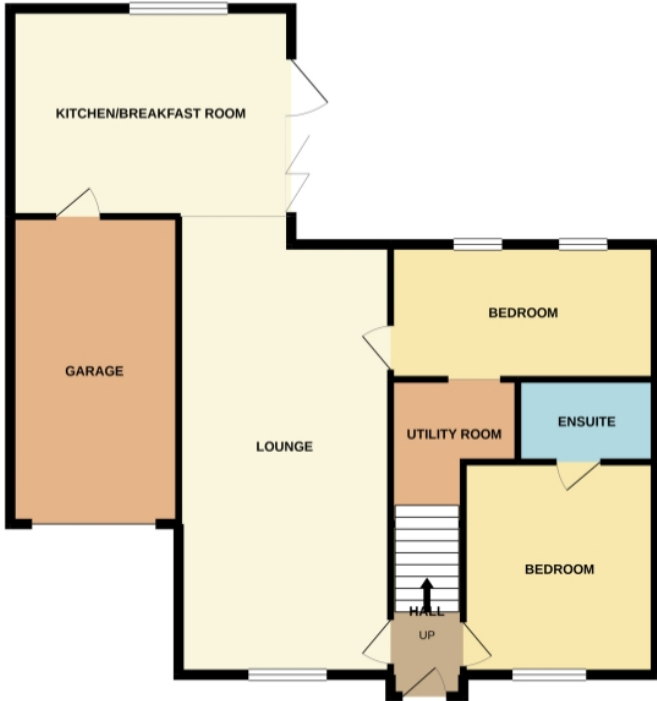
Bedroom - 4.20m x 3.60m (13'9" x 11'10")

Bathroom/WC - 3.28m x 4.33m (10'9" x 14'2")

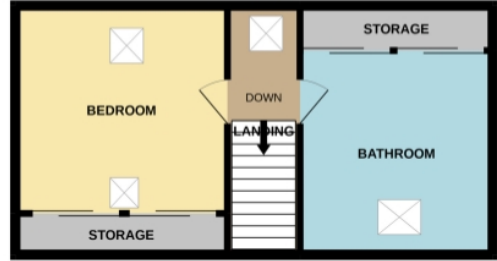




GROUND FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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\*Source: Hitwise Nov 2011.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



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