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Contact Allan England's Team

01592 752 944



Rowan Crescent, Methil

Offers over £169,995

Rowan Crescent, Methil

Lovely Extended 3-Bedroom Semi Detached Family Villa With 3/4 Car Driveway & Large Garage/Workshop!

Allan England's Team at First For Homes are proud to present to the market this lovely 3 bedroom extended Semi-Detached Family Villa situated within the popular area of Methil. This spacious Family Home offers versatile living accommodation comprising of: entrance hallway, lounge with feature gas fireplace, family room/office, open-plan bright kitchen/diner with 3 sky lights and kitchen/utility area. The upper level provides a generous master bedroom with 2 sets of fitted wardrobes and space for en-suite. Bedroom 2 with triple built-in wardrobes, views of the park and boasts an en-suite. Bedroom 3 offers built-in triple wardrobes and family bathroom.. Externally, there are landscaped gardens to the front, side & rear with a 3/4 car driveway and spacious integral garage/workshop with power and lighting. The property benefitted from a brand new heating system this month. Viewing is essential to fully appreciate all this fantastic home has to offer.

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EPC Rating - D
Council Tax Band - B
Home Report Value - £180,000

The coastal Town of Methil in Fife situated near the mouth of the River Leven on the Firth of Forth. Settled between Buckhaven and Leven, the Town has shops, schooling and recreational facilities nearby. The B931 and then the A955 link the Village to Kirkcaldy, which in turns links with the A92 to Dunfermline and Edinburgh. The nearest rail facility can be found at Cameron Bridge & Leven. For those that enjoy golf, Fife is renowned for its variety of courses it has to offer.

- Lovely Extended 3 Bed Semi Detached Villa
- 3/4 Car Driveway & Garage/Workshop
- Lounge & Family Room
- Kitchen/Diner & Kitchen/Utility
- Family Bathroom & En-Suite
- Landscaped Gardens Front, Side & Rear
- Brand New Central Heating System This Month
- EPC Rating-D
- Council Tax Band- B
- Home Report Value- £180,000





SITUATION – Methil

ENTRANCE HALLWAY

LOUNGE

19'0" x 12'11" (approx) (5.80m x 3.95m (approx))

2ND PUBLIC ROOM/OFFICE

10'4" x 9'3" (approx) (3.15m x 2.84m (approx))

OPEN PLAN KITCHEN/DINER

18'9" x 9'1" (approx) (5.72m x 2.78m (approx))

KITCHEN/ UTILITY AREA

STAIRS TO UPPER LEVEL

MASTER BEDROOM

18'6" x 13'3" (approx) (5.66m x 4.05m (approx))

BEDROOM 2

11'6" x 9'8" (approx) (3.51m x 2.95m (approx))

EN-SUITE

7'10" x 7'4" (approx measured at widest point) (2.40m x 2.25m (approx measured at widest point))

BEDROOM 3

11'5" x 9'2" (approx) (3.50m x 2.80m (approx))

FAMILY BATHROOM

7'1" x 5'10" (approx) (2.16m x 1.78m (approx))

PART FLOORED ATTIC

FRONT, SIDE & REAR GARDEN GROUNDS

3/4 CAR DRIVEWAY

LARGE GARAGE/WORKSHOP

19'3" x 14'1" (approx) (5.88m x 4.30m (approx))

INFORMATION





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1112477)

Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

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