



373 Methilhaven Road, Methil

£185,000 Freehold

BRIGHT AND SPACIOUS THROUGHOUT • LARGE GARDEN GROUNDS • DRIVEWAY FOR MULTIPLE CARS • SINGLE GARAGE



Beautiful 3 bed detached bungalow in Methil with large driveway and spacious gardens. Ideal for families or first-time buyers. Call to view!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- BRIGHT AND SPACIOUS THROUGHOUT
- LARGE GARDEN GROUNDS
- DRIVEWAY FOR MULTIPLE CARS
- SINGLE GARAGE

SITUATION

The coastal town of Methil in Fife is situated near the mouth of the River Leven on the Firth of Forth, settled between Buckhaven and Leven. The town has shopping, 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. The nearest rail facility can be found at Cameron Bridge (approximately 1 mile away). For those that enjoy golf, Fife is renowned for the variety of courses it has to offer. Approximate mileages: Edinburgh 35 miles, Dunfermline 21 miles, Cupar 11 miles, St Andrews 15 miles.

ENTRANCE HALLWAY

The property is accessed through a UPVC door with a double-glazed insert panel with patterned leaded coloured glass giving access to entrance vestibule. Entrance vestibule is tiled flooring. Giving access to entrance hallway. Entrance hallway is laminate flooring. Access to bedrooms 1 and 2, family bathroom, bedroom 3, kitchen and lounge.

BEDROOM 1

11' 10" x 9' 10" (3.60m x 3.00m)

Bedroom 1 is laminate flooring. Wall radiator. Double glazed UPVC window overlooking the front of the property.

BEDROOM 2

11' 2" x 9' 10" (3.40m x 3.00m)

Bedroom 2 is laminate flooring. Wall radiator. Double glazed UPVC window overlooking the rear of the property.

FAMILY BATHROOM

Family bathroom is fitted with a 3-piece suite comprising: Low-level WC, pedestal wash hand basin, panelled bath with overhead shower. Tiled flooring. Wall radiator. Double glazed UPVC window with patterned glass overlooking the rear of the property.

BEDROOM 3

9' 10" x 6' 7" (3.00m x 2.00m)

Bedroom 3 is carpeted flooring. Wall radiator. Coving. Double glazed UPVC window overlooking the front of the property.

LOUNGE

15' 5" x 12' 2" (4.70m x 3.70m)

Lounge is carpeted flooring. Wall radiator. Double glazed UPVC window overlooking the front of the property. Access through to open plan diner.

DINING ROOM

9' 10" x 9' 2" (3.00m x 2.80m)

Dining room is carpeted flooring. Wall radiator. Coving. Double glazed UPVC window overlooking the side of the property. Gives access through to kitchen.

KITCHEN

10' 6" x 11' 2" (3.20m x 3.40m)

Kitchen area is fitted with a mixture of wall mounted and floor standing colour co-ordinated storage units incorporating ample work-top surfaces. Inset stainless steel sink and drainer. Integrated dishwasher. Wall radiator. Laminate flooring. Double glazed UPVC window overlooking the rear of the property. Giving access through to hallway. Giving access through to extension.

UTILITY ROOM

7' 7" x 9' 6" (2.30m x 2.90m)

Utility area is fitted with a mixture of wall mounted and floor standing colour co-ordinated storage units incorporating ample work-top surfaces. Inset stainless steel sink and drainer. Integrated gas hob. Space and plumbing for washing machine. Integrated double electric oven. Wall radiator. Laminate flooring. Two double glazed UPVC window overlooking the side and rear of the property. Giving access through to hallway. Giving access through to extension.

FAMILY SHOWER ROOM

Family shower room is fitted with a 3-piece suite comprising: Low-level WC, vanity wash hand basin with built in storage. Tiled flooring. Wall radiator. Partially tiled. Double glazed UPVC window with patterned glass overlooking the rear of the property.

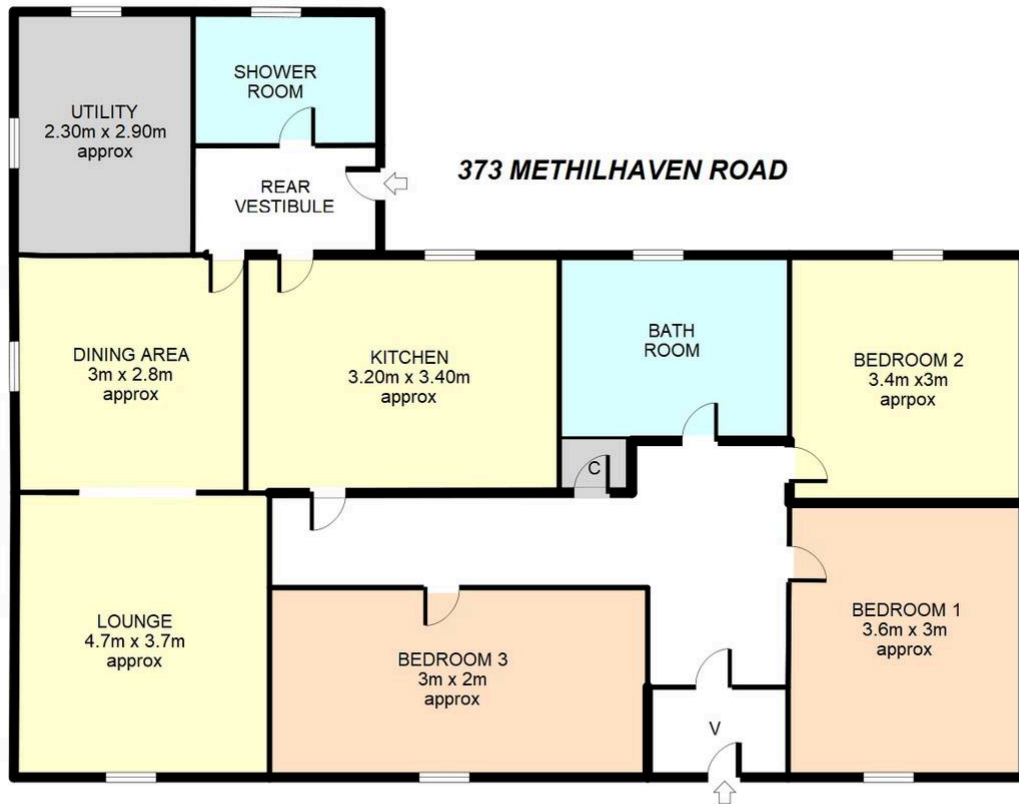
GARDEN GROUNDS

Property has garden ground to the front, rear and sides. Gardens to the rear are areas of chips, mature planting, wooden fence and brick wall surround. Has a wooden summer house. Side garden is a paved driveway for multiple vehicles. Single brick garage with electric door. Front garden grounds have mature planting. Brick wall surround. Areas of lawn.

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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