



279 Wellesley Road, Methil, KY8 3BN

Offers Over £65,000



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Methil  
KY8 3BN

**OFFERS OVER**  
**£65,000**

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Number 279 is a spacious upper flat with adaptable accommodation on two levels. The property is accessed via an external staircase which leads to the entrance to the property. From the entrance hallway access is given to Bedroom one / 2nd public room with feature fireplace and bay window to the front. The lounge offers an electric feature fire, large walk-in storage cupboard and archway though to the dining section which offers a large window to the rear. A glazed paned door leads to the kitchen which is fitted with white base and wall units, coordinating worksurfaces and steel sink and drainer, 8 ring gas hob and oven with extractor above. Also included are a washing machine and a fridge freezer. Window to the side and rear. A restored wooden staircase leads to the upper level where there are two double bedrooms, one with three windows to the front offering sea views and the other with views to the rear. The bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower, side screen and opaque window. There is also a linen cupboard with access to the loft.





- Spacious upper flat on two levels
- Lounge / Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- Double bedroom / 2nd public room
- Bathroom
- Gas Central Heating
- Double Glazing
- Area of Garden
- Timber Shed

### **INCLUDED**

All fitted carpets and fitted floor coverings.

### **SERVICES**

Mains water, drainage, gas and electricity.

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND B**

**EPC RATING: D**

**FLOOR AREA: 1194.00 SQ FT**







## Room Sizes

*Approximate measurements*

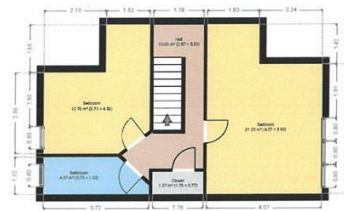
Dining room / Bedroom	14'2" x 13'0"
Kitchen	13'5" x 6'2"
Lounge	18'2" x 15'6"
Bedroom 1	12'2" x 14'11"
Bedroom 2	13'4" x 19'7"
Bathroom	12'2" x 4'3"



▼ 1st Floor TOTAL AREA: 58.23 m<sup>2</sup> - LIVING AREA: 58.23 m<sup>2</sup> - ROOMS: 4



▼ 2nd Floor TOTAL AREA: 49.70 m<sup>2</sup> - LIVING AREA: 49.70 m<sup>2</sup> - ROOMS: 5



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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.