



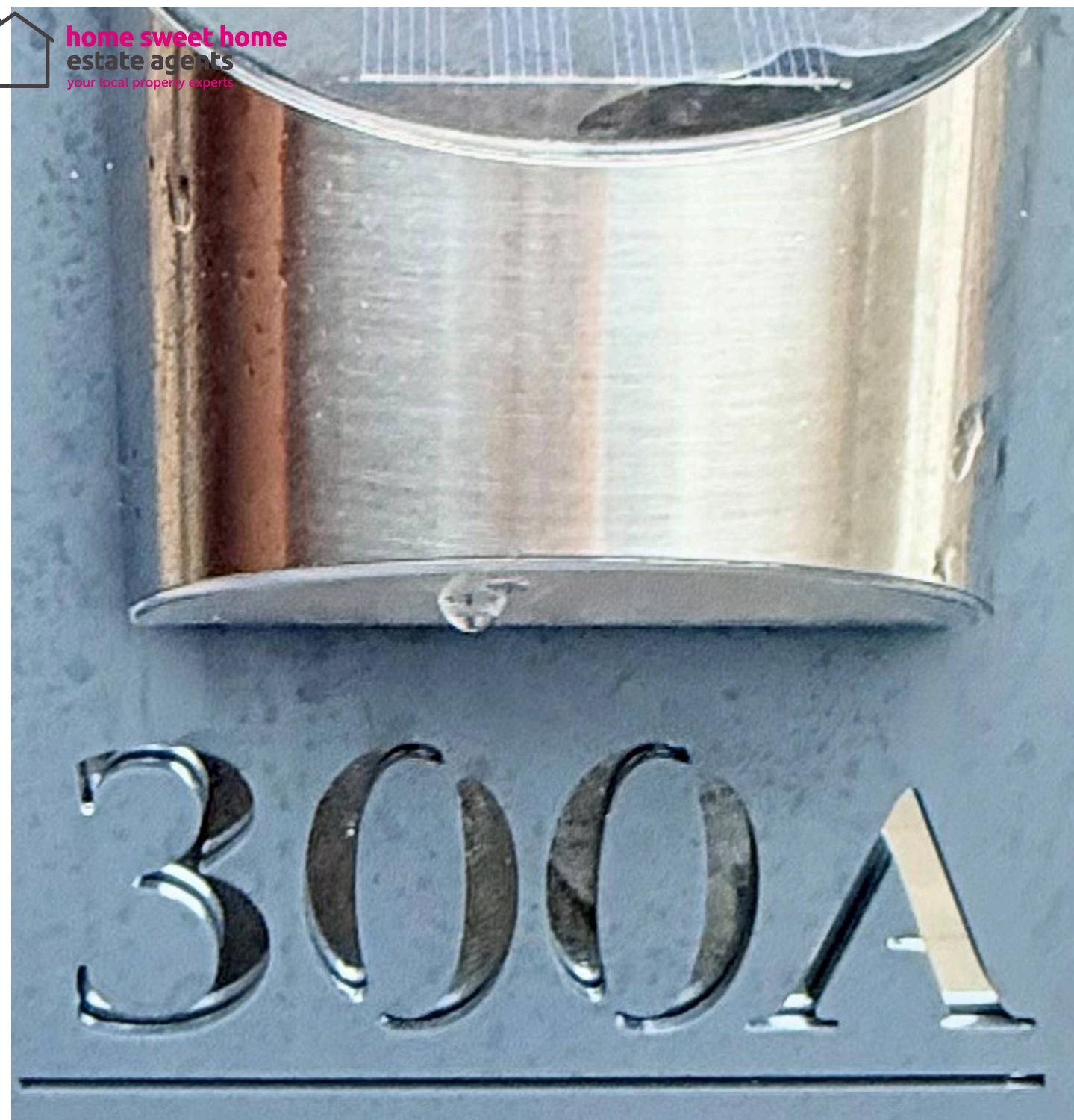
300a High Street, Methil – KY8 3EJ

Leven

Offers Over £59,995



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300a High Street

Methil, Leven

One not to be missed.... A newly completed development of 2 x 1 Bedroom & 2 x 2 Bedroom Ground Floor Apartments finished to a high standard throughout, ideal for First Time Buyers with a fantastic rental yield of approx 9% per annum on each unit for investors. Award Winning Home Sweet Home Estate Agents Fife are delighted to present Apartment 300A a superb apartment comprising Open Plan Lounge & Newly installed fitted Kitchen & Appliances - Well finished Double Bedroom with walk in double wardrobe & light - Inner Hall with deep store - Modern Bathroom with electric shower. Benefiting from DG - Electric Heating - EPC E - HOME REPORT £60,000. Externally shared enclosed courtyard garden with 300B, generous non designated off street parking. Viewing Highly Recommended.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

- BEAUTIFUL GROUND FLOOR APARTMENT
- BRIGHT DOUBLE BEDROOM
- SPACIOUS LOUNGE/ FITTED KITCHEN
- DG- ELECTRIC HEATING - EPC E
- SHARED COURTYARD GARDEN
- 9% RENTAL YIELD POTENTIAL
- IDEAL STARTER HOME
- RECENTLY COMPLETED 4 APARTMENT DEVELOPMENT
- VIEWING HIGHLY RECOMMENDED





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COMMUNAL GARDEN



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

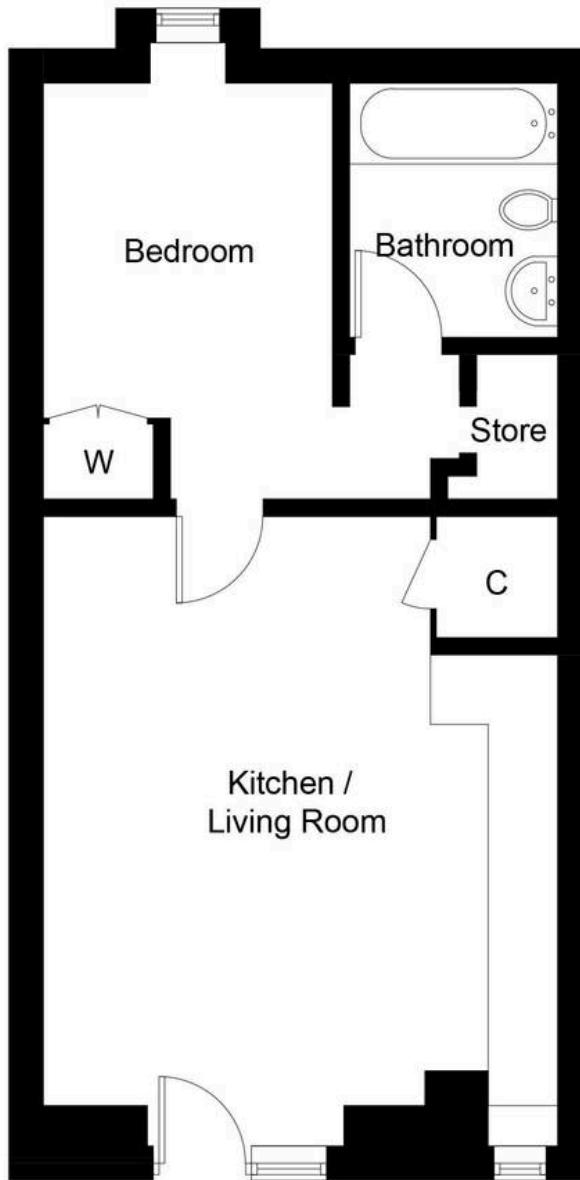


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