

# first for homes

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Contact Allan England's Team

01592 752 944



Lomond Gardens, Methil

**Offers over £89,995**

# Lomond Gardens, Methil

Fantastic First-Time Purchase or Buy-To-Let Investment - Beautifully Renovated 3-Bed Ground Floor Apartment, In Popular Area!

Allan England's award winning team at first for homes are proud to welcome to the market this ready-to-move-in-to bright and spacious Ground Floor 3 Bed Apartment situated within a popular area of Methil. The property has been tastefully decorated throughout and offers: entrance vestibule, entrance hall, family lounge with feature fireplace, newly fitted kitchen, 3 generous bedroom and family shower room. Externally, there are substantial enclosed gardens to the rear and a front garden with potential to create a driveway (Subject to planning consents). The property also benefitted from a full rewire and new flooring throughout. Don't delay - arrange your viewing today!

HOME REPORT VALUE - £93,000  
EPC RATING - D  
COUNCIL TAX BAND - A

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**SITUATION** - 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 Markinch (approximately 6 miles away). For those that enjoy golf, Fife is renowned for its variety of courses it has to offer.

**INFORMATION** - These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements 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.





## SITUATION – Methil

### ENTRANCE VESTIBULE

### ENTRANCE HALL

### FAMILY LOUNGE

15'4" x 11'5" approx. (4.68m x 3.48m approx.)

### KITCHEN

10'10" x 10'2" approx. (3.32m x 3.10m approx.)

### BEDROOM 1

17'1" x 10'2" approx. (5.23m x 3.12m approx.)

### BEDROOM 2

11'5" x 11'4" approx. (3.48m x 3.47m approx.)

### BEDROOM 3

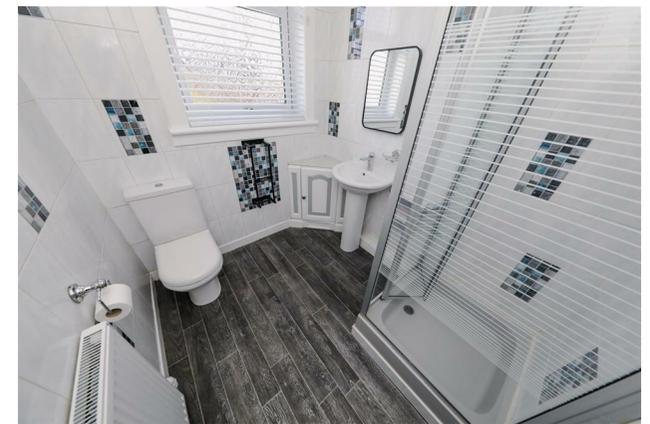
13'0" x 10'4" approx. (3.98m x 3.17m approx.)

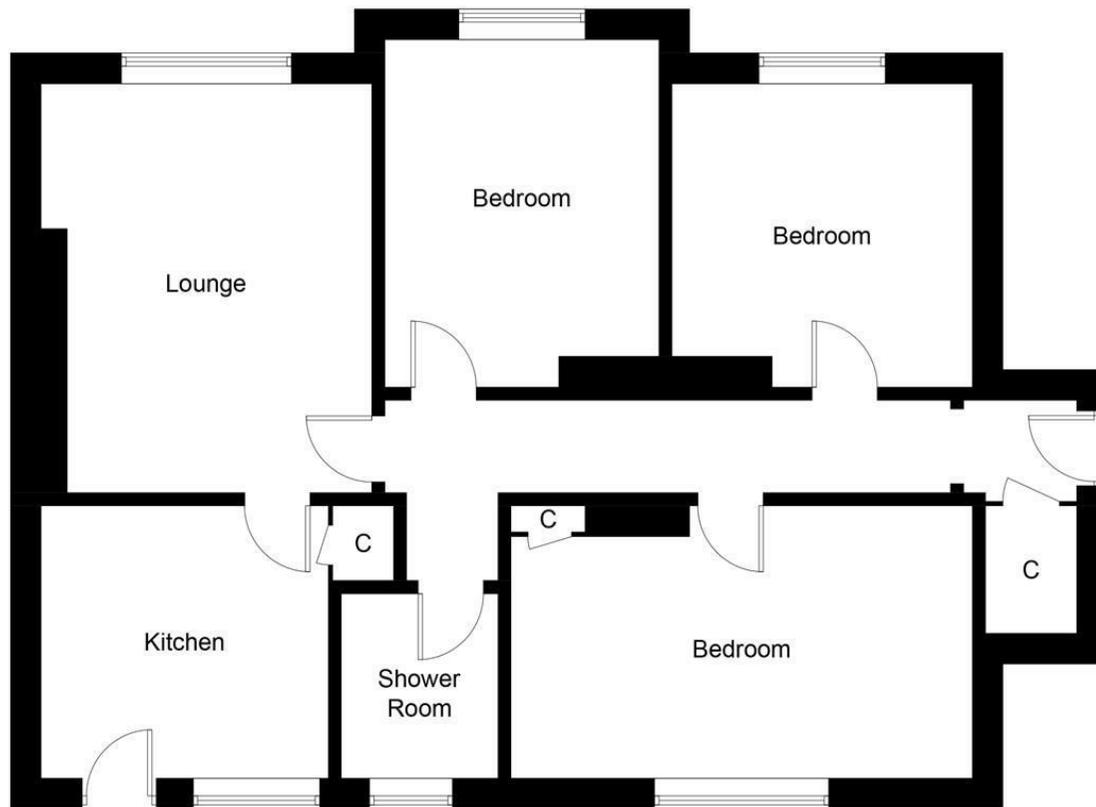
### SHOWER ROOM

6'11" x 5'11" approx. (2.12m x 1.81m approx.)

### GARDEN GROUNDS

### INFORMATION





## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1276715)

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## FREE Valuation

### Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



**first for trust**



**first for service**



**first for aftercare**

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