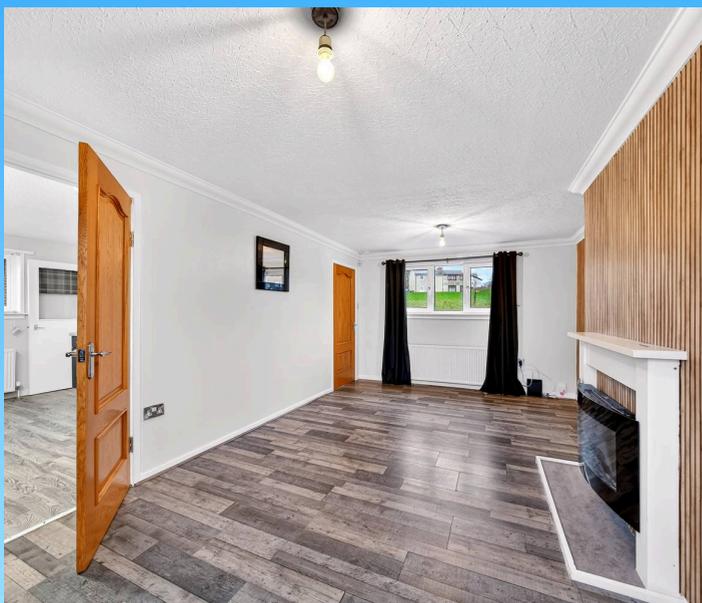
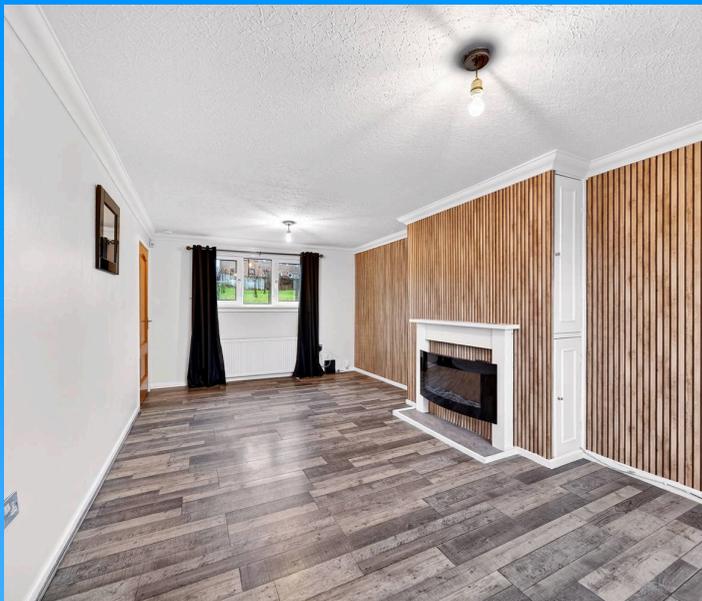
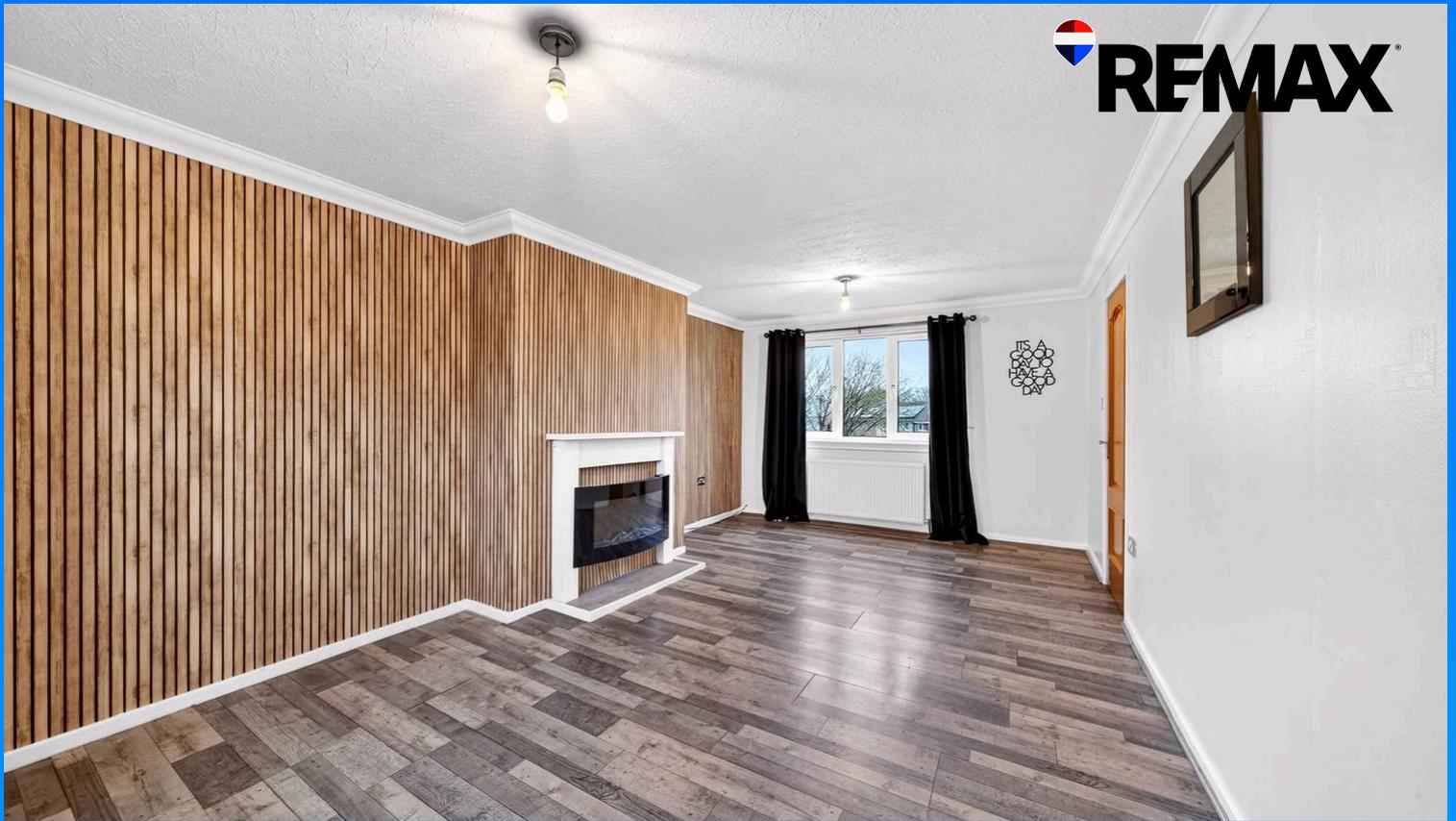


23 Oakvale Road, Methil

OFFERS OVER £143,000

Spacious, 3 bedroom end terrace villa • Move-in condition • Large gardens • Driveway • Utility room • Close to local convenience store • Walking distance to Cameron Bridge Railway Station



Entrance hall

The entrance hall has laminate flooring, radiator and a carpeted staircase to the upper floor. Access to the lounge.

Lounge

18' 8" x 10' 7" (5.68m x 3.23m)

This spacious lounge is tastefully decorated and is a dual aspect room with windows to the front and rear of the property, making it lovely and bright. Feature electric fire set into a timber fire surround. Laminate flooring. 2 radiators. Access to the kitchen

Kitchen

13' 5" x 9' 9" (4.08m x 2.96m)

This generously proportioned kitchen is fitted with a selection of base and wall-mounted units, concrete effect worktops, matching splash back paneling and contrasting black sink/drainer unit. Slot-in cooker, cooker hood, dishwasher and fridge/freezer can be included in the sale price. Windows to the rear and side, with fitted blinds, provide good natural light. Radiator. Access to utility room.

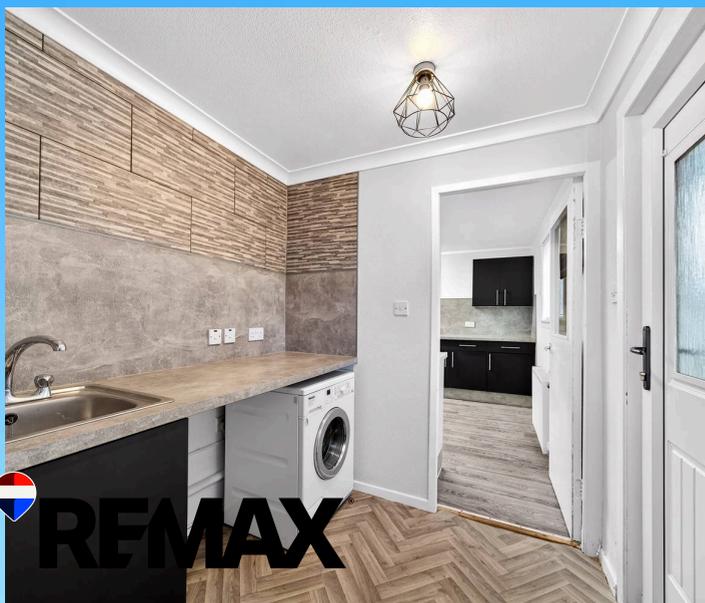
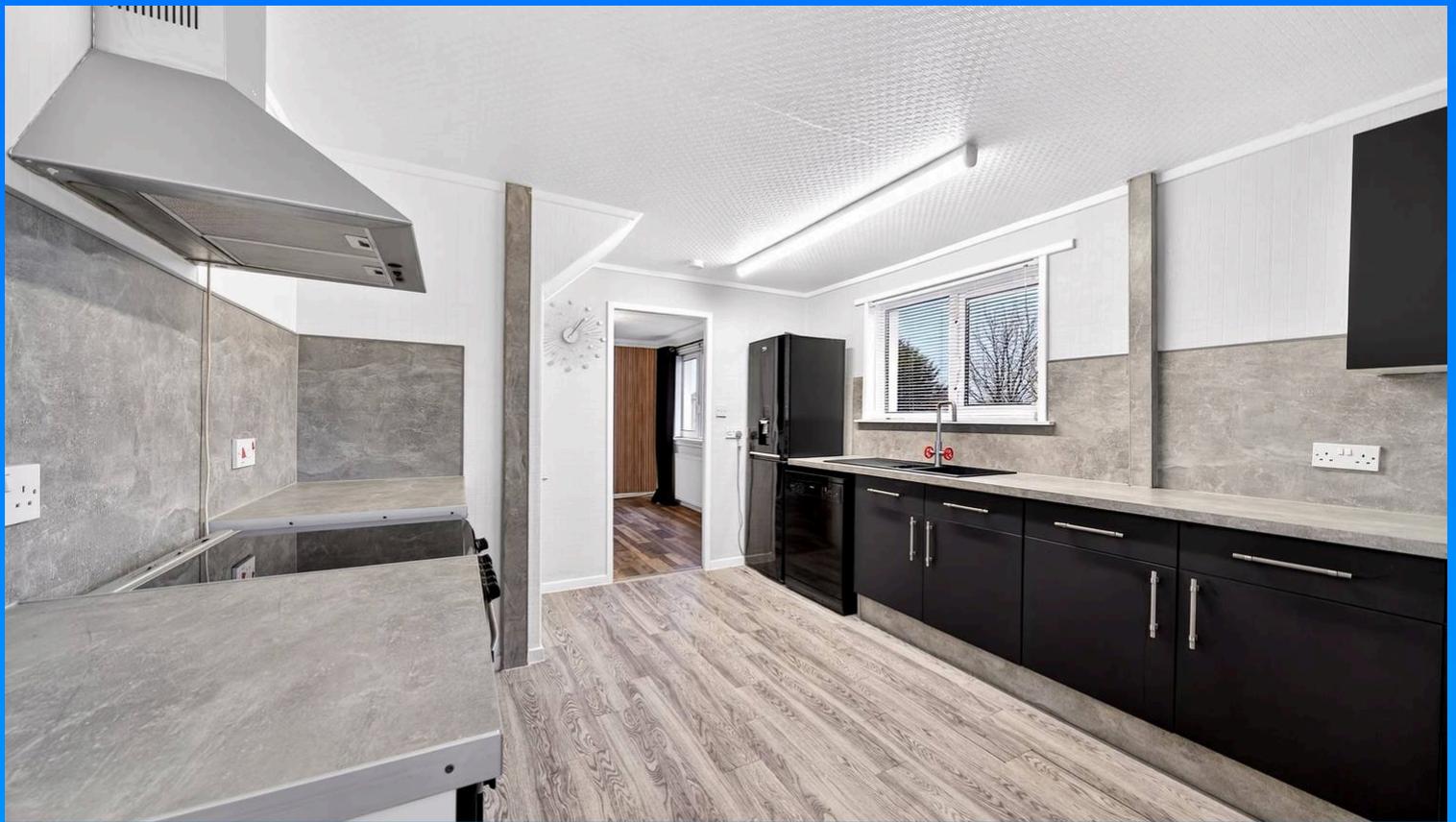
Utility Room

8' 11" x 5' 1" (2.72m x 1.55m)

This property benefits from a good-sized utility room with concrete effect worktops, contrasting splash back tiling and inset stainless steel sink and drainer. Plumbing and space for washing machine and tumble drier. Access door to rear garden.

Landing

The carpeted landing has a rear facing window providing natural light with fitted blind. Storage cupboard. Access to the 2



Landing

The carpeted landing has a rear facing window providing natural light with fitted blind. Storage cupboard. Access to the 3 bedrooms and bathroom.

Bathroom

8' 1" x 6' 2" (2.46m x 1.89m)

The family bathroom is fitted with a 3-piece suite, in white, comprising; WC, wash hand basin and bath with electric shower over and shower screen. Wet wall boarding to the bath/shower areas with the remainder tiled. Opaque window to the rear with fitted blind. Extractor fan. Radiator. Vinyl flooring.

Bedroom 1

13' 5" x 10' 7" (4.08m x 3.22m)

The main bedroom is a good-sized double bedroom benefitting from a fitted wardrobe with double sliding mirror doors. Window to the front. Laminate flooring. Radiator.

Bedroom 2

10' 7" x 10' 7" (3.23m x 3.22m)

The 2nd bedroom is also a double bedroom with front facing window and fitted blind. Laminate flooring. Radiator.

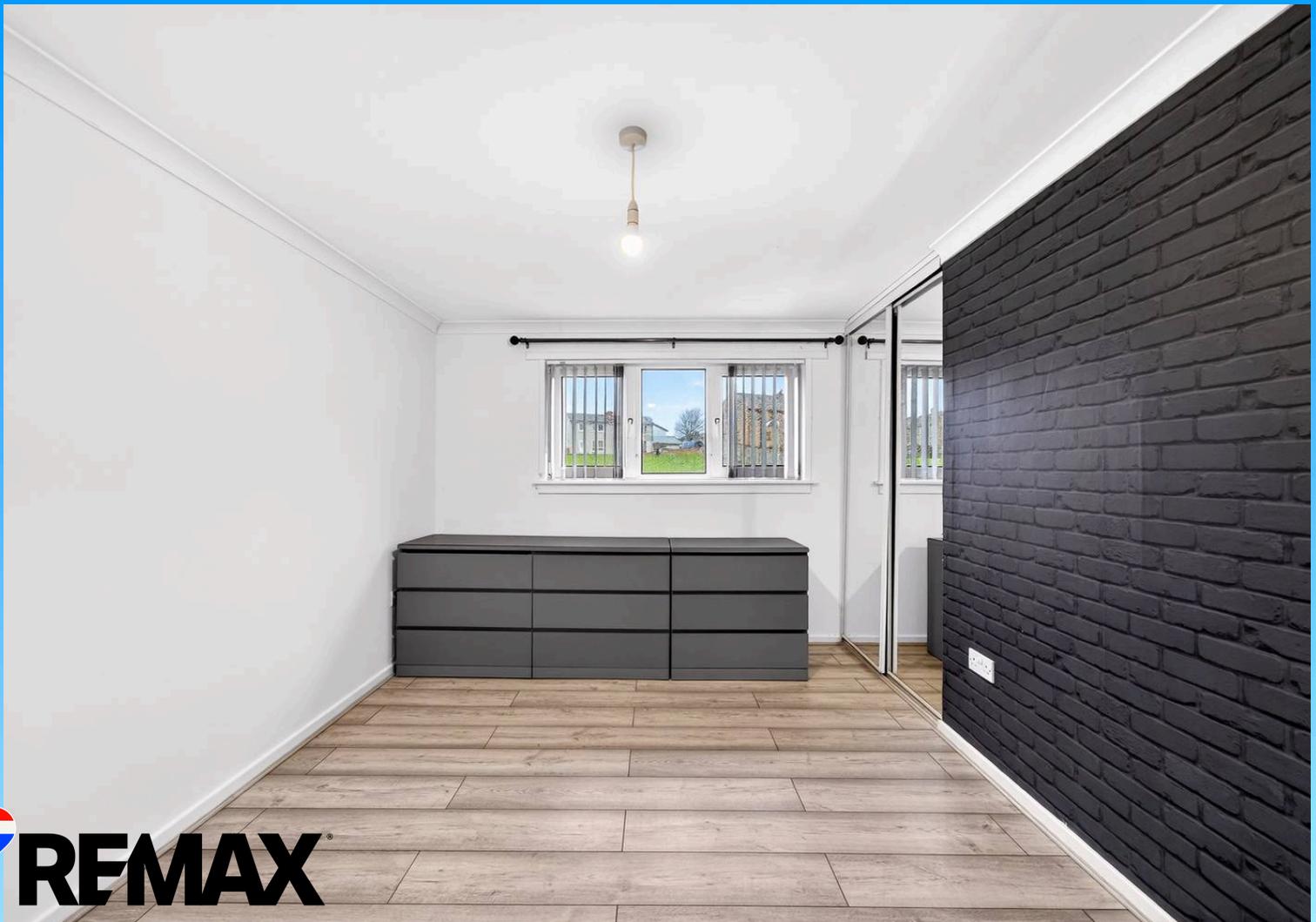
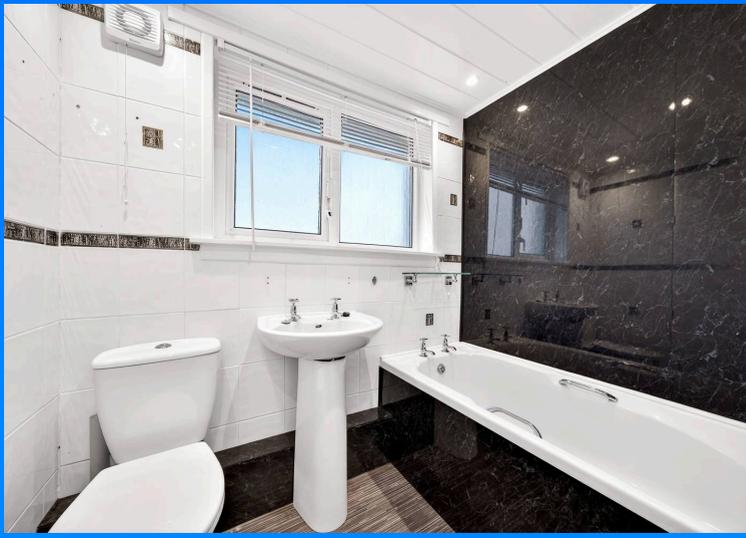
Bedroom 3

10' 6" x 7' 4" (3.21m x 2.24m)

The 3rd bedroom is a good-sized single bedroom with a fitted cupboard which also houses the central heating boiler. Window to the rear. Laminate flooring. Radiator.



REMAX



GROUND FLOOR
41.5 sq.m. (447 sq.ft.) approx.



1ST FLOOR
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 83.1 sq.m. (894 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RE/MAX Professionals @ Inside Kingdom Shopping Centre, 16 Unicorn Way, Glenrothes.

Tel: 01592 752200 or 07066 537374 | Email: dlaing@remax-scotland.homes