



175 Methil Brae, Methil – KY8 3LT

Leven

Offers Over £195,000





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175 Methil Brae

Methil, Leven

For sale: Beautiful Extended Semi-Detached Villa with underfloor heating, wood burner, modern kitchen, conservatory, 3 double bedrooms, and more. Generous garden, parking, and detached tandem garage. HOME REPORT £200,000 Viewing highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STUNNING EXTENDED SEMI DETACHED VILLA
- LOUNGE WITH WOOD BURNER & UNDERFLOOR HEATING
- THREE SPACIOUS DOUBLE BEDROOMS
- DG- GCH - EPC C - HOME REPORT £200,000
- FITTED KITCHEN - DINING ROOM - CONSERVATORY
- LARGE DOUBLE DRIVE - TANDEM GARAGE
- GENEROUS ENCLOSED GARDENS
- BATHROOM & SHOWER-ROOM
- SUPERB FAMILY HOME



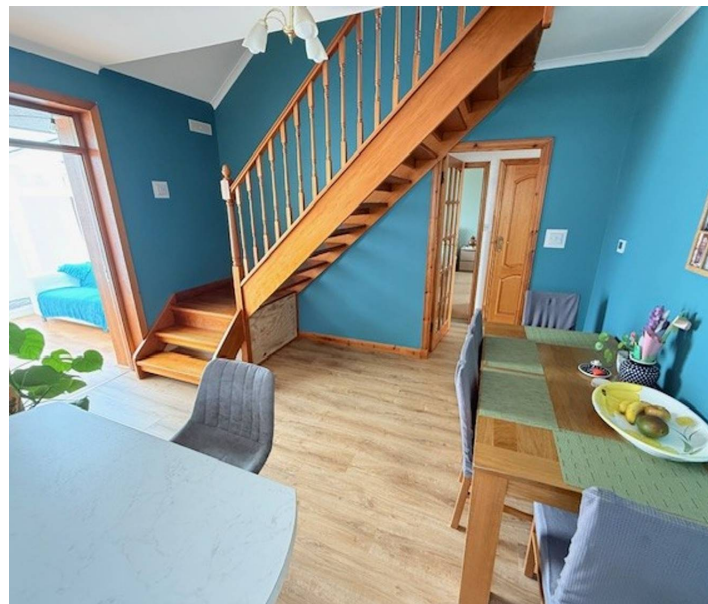
GARDEN

OFF STREET

8 Parking Spaces

GARAGE

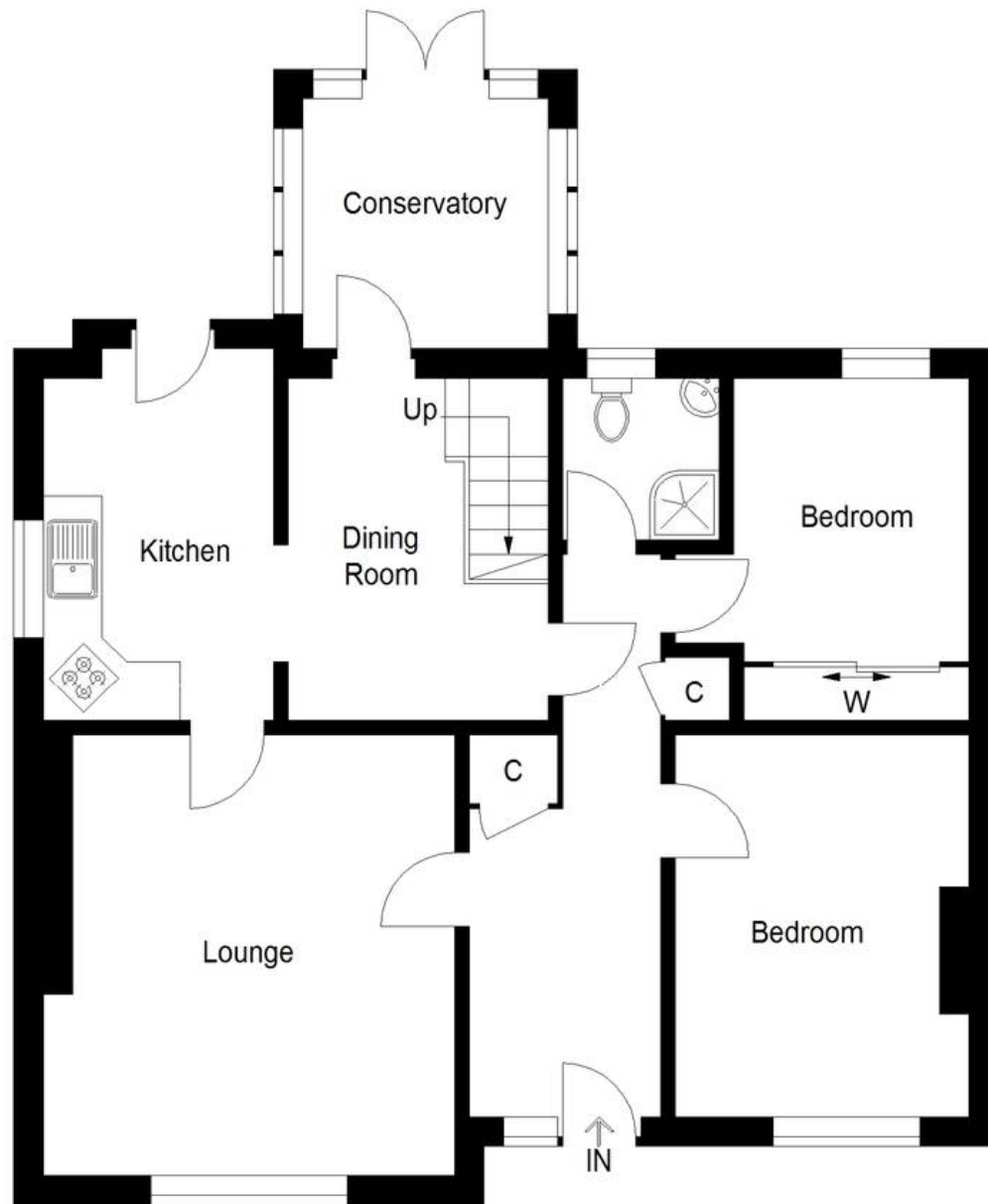
Double Garage



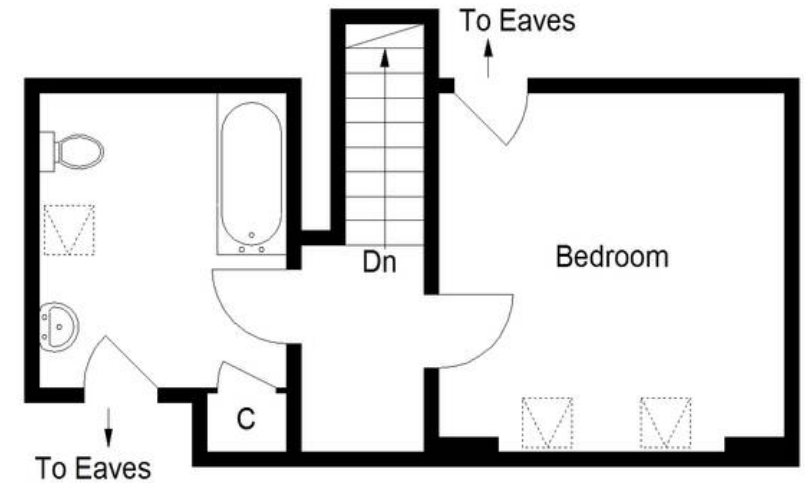


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
EU Directive 2002/91/EC		
England, Scotland & Wales		

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		
	72	73
EU Directive 2002/91/EC		
England, Scotland & Wales		



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale



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