



29 Hawthorn Street, Methil, Leven, KY8 2HG

Offers Over £135,000



Spacious 3 Bedroom 2 Reception Semi-Detached Villa with OFF STREET PARKING and garden to the front and rear. Situated within walking distance of all essential local amenities including Primary / Secondary School, shops and cafes. Short walk to The Fife Coastal Path and Leven Beach with GREAT LOCAL TRANSPORT LINKS via Leven Train Station due June 2024, making this a great choice for a family home. Accommodation: Hall, lounge, kitchen, sunroom, 3 double bedrooms and a bathroom. DG. GCH. Garden. Driveway. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with opaque double-glazed inlet leading into the lower hallway. Carpeted stairs with double-glazed window to the front and timber balustrade leads to the upper landing. Radiator. Carpeted.

LOUNGE

13'10" x 13'5" (4.22m x 4.10m)

Spacious lounge with double-glazed window to the front. Gas fire set in a stone effect surround. Shelved alcove provides display/shelving/storage space. Coving. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN

14'6" x 9'5" (4.43m x 2.88m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Coordinating cupboard houses the gas central heating combi boiler. Ample space for freestanding appliances with an integrated extractor fan. Double-glazed window to the rear. Radiator. Vinyl flooring. Doorway to the sunroom.

SUNROOM

9'3" x 7'3" (2.84m x 2.21m)

Bright sunroom with wrap around double-glazed windows overlooking the rear garden. Radiator. Laminate flooring. Double-glazed patio door leads to the rear garden.

UPPER LANDING

Hatch provides access to the partially floored roof space. Cupboard provides shelving/storage space. Carpeted.

BEDROOM 1

17'7" x 9'9" (5.36m x 2.98m)

Spacious double bedroom with double-glazed window to the front. Cupboard provides storage space. Coving. Radiator. Carpeted.

BEDROOM 2

13'8" x 9'3" (4.19m x 2.83m)

Additional double bedroom with double-glazed window to the rear. Cupboard provides shelving/storage space. Radiator. Carpeted.

BEDROOM 3

11'5" x 10'5" (3.50m x 3.18m)

Further double bedroom with double-glazed window to the rear. Coving. Radiator. Carpeted.

BATHROOM

9'5" x 6'1" (2.88m x 1.86m)

3-piece suite comprising: W.C, wash hand basin and a corner bath. Opaque double-glazed window to the rear. Partially tiled. Radiator. Vinyl flooring.

GARDEN

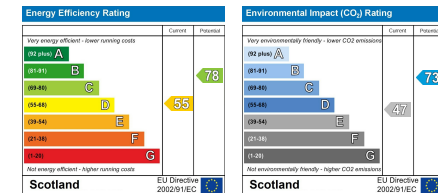
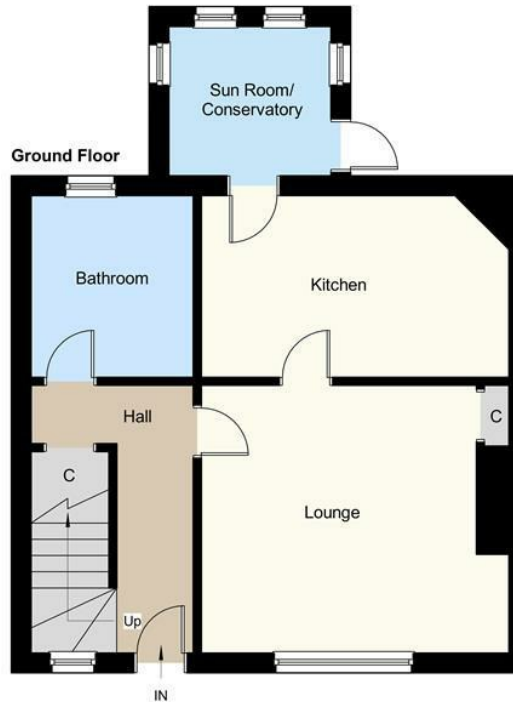
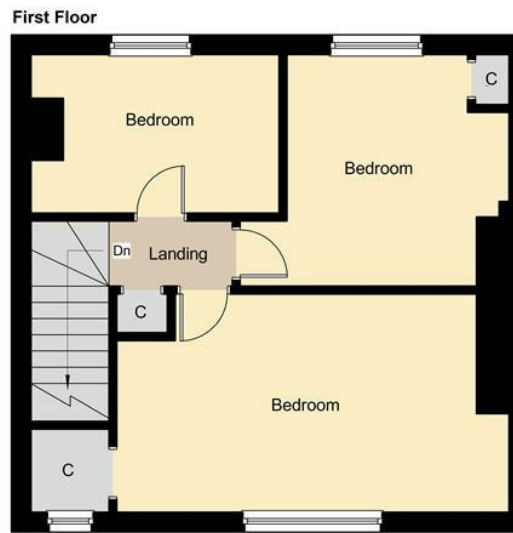
The front garden is low maintenance, paved with borders containing established plants, shrubs and trees with a paved driveway accessed via metal double gates providing off street parking for several vehicles. A timber gate to the side of the property leads to the enclosed rear garden. The garden to the rear of the property is mainly low maintenance, paved with areas of lawn and gravel. Borders contain established plants, shrubs and trees providing colour throughout the seasons. Ample space for garden furniture to relax and enjoy recreation time in the sun. A timber shed provides storage space.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.







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