



138 Taylor Street, Methil, Fife, KY8 3AZ
Offers Over £40,000



Perfect OPPORTUNITY to ADD VALUE to this 2 Bedroom Ground Floor Flat within walking distance of local amenities including Primary School, Bus Station, Swimming Pool, Beach, Golf Course and soon to be Train Station. Appealing to a first-time buyer or investor. Accommodation: Kitchen, lounge, 2 double bedrooms and a shower room. DG. GCH. Garden. PERSONAL PROPERTY TOUR available online.

DIRECTIONS

Please contact agent for further information.

KITCHEN 12'1" x 6'5" (3.70m x 1.97m)

Access is to the rear of the property via a UPVC door leading into the kitchen which comprises: Wall mounted, floor standing units with contrasting worktops and timber panelling splashbacks. Walk-in cupboard provides housing for the gas central heating combi boiler with ample space for additional storage. 2 double-glazed windows to the side. Doorway to the lounge.

LOUNGE 16'2" x 12'6" (4.94m x 3.82m)

Spacious lounge with double-glazed window to the rear. Fitted furniture provides display/storage space. Coving. Radiator. Carpeted. Doorway to the inner hall providing access to 2 bedrooms and the shower room.

BEDROOM 1 14'2" x 9'5" (4.32m x 2.88m)

Spacious double bedroom with double-glazed window to the front. Cupboard and fitted wardrobe provide ample hanging/shelving/storage space. Partial corning. Radiator. Carpeted.

BEDROOM 2 10'7" x 6'10" (3.24m x 2.10m)

Additional double bedroom with double-glazed window to the front. Fitted cupboards provide ample storage space. Radiator. Carpeted.

SHOWER ROOM 9'10" x 3'3" (3.00m x 1.00m)

3-piece suite comprises: W.C, wash hand basin and shower enclosure with folding door and electric shower unit. Partially tiled. Radiator. Vinyl flooring.

GARDEN

To the rear of the property is a low maintenance area with coal store providing outdoor storage. An area of lawn with timber fence provides further outdoor space.

AGENTS NOTES

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

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