



**59 Whyterose Terrace, Methil, Leven, KY8 3AP**

**Offers Over £120,000**



SPACIOUS 2 Bedroom Terraced Villa located in a popular residential area of Methil within walking distance of local amenities including the Primary School, Bus Station, Swimming Pool, Beach, Golf Course and soon to be Train Station in Spring 2024. Accommodation: Hall, lounge, dining area, kitchen, 2 double bedrooms and a 4-piece bathroom. DG. GCH. Garden. OFF STREET PARKING. 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. Cupboard provides ample storage space. Carpeted stairs with timber balustrade leads to the upper landing. Coving. Laminate flooring.

## **LOUNGE**

14'9" x 13'11" (4.50m x 4.26m)

Spacious lounge with double-glazed patio doors to the rear providing ample natural light. Feature fireplace with log burning stove set on a slate hearth. Coving. Laminate flooring. Open plan to the dining area. Doorway to the kitchen.

## **DINING AREA**

13'6" x 8'7" (4.13m x 2.63m)

Bright dining area with double-glazed window to the front providing ample natural light. Coving. Radiator. Laminate flooring.

## **KITCHEN**

12'5" x 8'0" (3.80m x 2.46m)

Contemporary fitted kitchen comprises: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Integrated appliances include electric hob, chimney style extractor fan above and eye level ovens. Double-glazed window to the rear overlooking the garden. Wall mounted gas central heating combi boiler. Coving. Radiator. Vinyl flooring. UPVC door with double-glazed window providing access to the garden.

## **UPPER LANDING**

Bright upper landing with double-glazed window to the front. 2 cupboards provide ample shelving/storage space. Coving. Carpeted.

## **BEDROOM 1**

12'8" x 8'10" (3.87m x 2.71m)

Spacious double bedroom with double-glazed window to the front. Coving. Radiator. Laminate flooring.

## **BEDROOM 2**

11'1" x 8'11" (3.38m x 2.72m)

Additional double bedroom with double-glazed window to the rear with sea views across the Firth of Forth. Coving. Radiator. Laminate flooring.

## **BATHROOM**

10'11" x 5'10" (3.33m x 1.80m)

4-piece suite comprises: W.C, wash hand basin, roll top bathtub and a shower enclosure with sliding doors and electric shower unit. Opaque double-glazed window to the rear. Fully tiled. Radiator. Laminate flooring.

## **GARDEN**

To the rear of the property is a low maintenance garden laid with paving stones providing ample space for garden furniture to relax and enjoy recreation time in the sun. The front garden is enclosed within a brick walled surround with metal double gates provide access for off street parking. An outbuilding provides storage space.

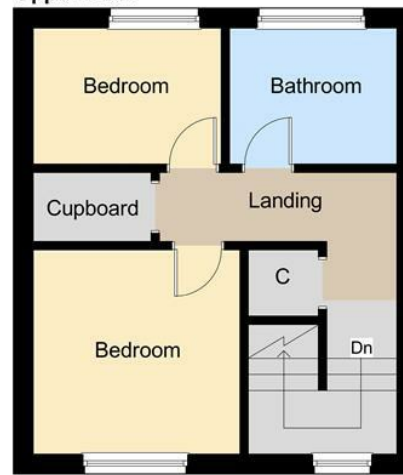
## **AGENTS NOTES**

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

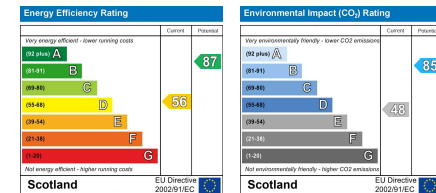




### Upper Floor



### Ground Floor



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.