



**28 Barrie Street, Methil, KY8 3BX**

**Offers Over £37,500**



NEWLY AVAILABLE 2 Upper Flat located in a popular residential area within walking distance of local amenities and schools. EXCELLENT commuter links with the bus station and new train station development within a short walking distance. The property is an ideal first-time home or potential investment. Accommodation comprises: Entrance Hall, bright lounge, spacious breakfasting kitchen, bathroom, 2 double bedrooms. Front garden and driveway. The Home Report valuation on this property is 40,000.00. Details of the Home Report can be accessed at: [http://www.packdetails.com/notify.htm?sr=hp757504c=KY8 3BX](http://www.packdetails.com/notify.htm?sr=hp757504c=KY8%203BX)



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### HALL

Spacious hallway accessed via UPVC door with and providing access to all the further accommodation. Painted walls and wall mounted radiator. Timber effect laminate flooring.

### LOUNGE

14'10" x 12'11" (4.53m x 3.96m)

Bright lounge accessed via timber door from the hall. Double-glazed window to front. Alcove and cupboard providing storage and housing fuse switch gear. Wall mounted fireplace with painted walls and mounted radiator. Timber effect laminate flooring.

### KITCHEN

9'8" x 8'3" (2.97m x 2.53m)

Breakfasting kitchen incorporating floor standing, wall mounted units and wipe clean worktops with tiled splashback and sink. Accessed via a timber door from the lounge and double-glazed windows to the rear. Pantry cupboard providing storage and housing the wall mounted boiler. Space for breakfasting, painted walls and wall mounted radiator with timber effect laminate flooring.

### BEDROOM 1

12'2" x 11'1" (3.73m x 3.38m)

Bright double bedroom with Double-glazed window to front. Painted and walls and wall mounted radiator. Timber effect laminate.

### BEDROOM 2

11'10" x 8'4" (3.61m x 2.55m)

Additional double bedroom with Double-glazed window to rear. Painted walls, wall mounted radiator and carpeted flooring.

### BATHROOM

8'3" x 4'9" (2.53m x 1.47m)

Consists of a 3-piece suite comprising: WC, wash hand basin. And bath with shower. Partially painted walls and a wall mounted radiator.

### GARDEN

Garden area to the front and side mainly consist of lawn with a paved pathway leading to the front door. The rear garden is mainly laid to lawn with a paved pathway, walled surround with side gate.

### AGENT NOTES

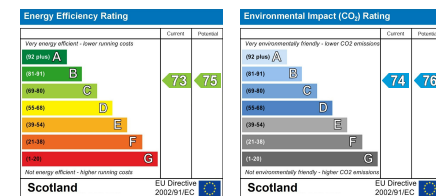
#### AGENT NOTES

This property is being sold in its present condition and no warranty will be given to any purchaser with regards to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

Please note that all measurements are approximate to widest points unless otherwise stated.







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.