




McEwan Fraser Legal

Solicitors & Estate Agents

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13 Oakvale Road

METHIL, FIFE, KY8 2AN

The Location

Methil is an eastern coastal town that rests within a continuous urban area described as Levenmouth and lies between Largo Bay to the east and Wemyss Bay to the west. The nearby town of Leven is a charming seaside town in Fife with long sandy beaches and an attractive beach promenade. It lies on the coast of the Firth of Forth at the mouth of the River Leven, 8.1 miles north-east of Kirkcaldy and 6.4 miles east of Glenrothes. The town of Leven is an unassuming but cosy little community with a seaside location and beautiful walks that can be found on Letham Glen and there are a wonderful variety of woodland walks and nature trails worth investigating. The promenade is part of the Fife Coastal Path that stretches for over 150 miles from the Firth of Forth to the Firth of Tay.

Levenmouth Leisure Centre is an all-weather attraction with a large, modern indoor swimming pool and sports facilities.

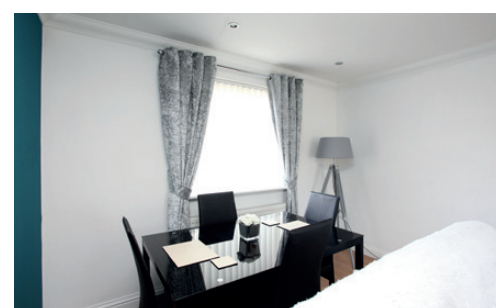
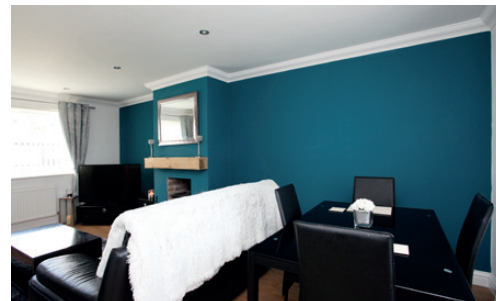
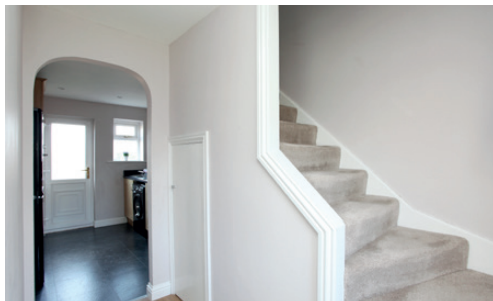


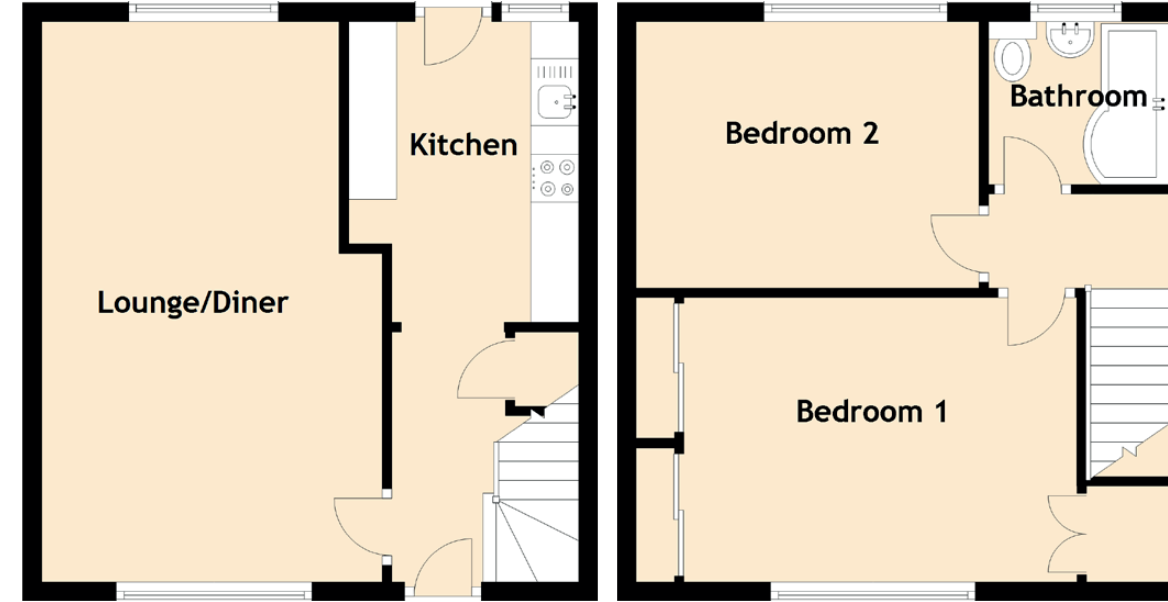
The Property

Charming and beautifully presented, number 13 sits on a corner plot at the head of the cul-de-sac. A drive for several cars sits to the side of the house.

Internally more surprises await the discerning buyer with a comfortable and elegant lounge with ample space to create a dining area and featuring a multi-fuel stove. The kitchen is modern with floor and wall units. Two large double bedrooms and the recently fitted bathroom with stylish wet wall add to the pleasure.

A drive provides off road parking for several vehicles.



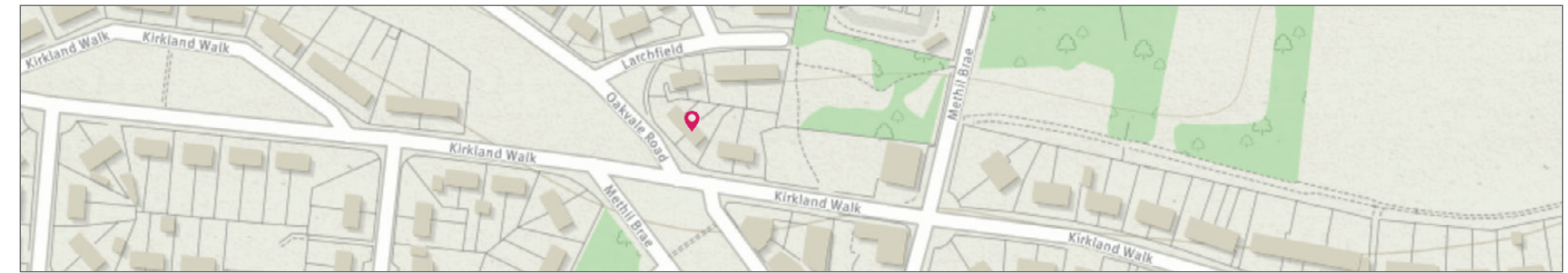


The Details

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	5.85m (19'2") x 3.55m (11'8")
Kitchen	3.00m (9'10") x 2.40m (7'10")
Bedroom 1	4.10m (13'5") x 2.97m (9'9")
Bedroom 2	3.58m (11'9") x 2.78m (9'1")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 62m²
EPC Rating: D






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