




McEwan Fraser Legal

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METHIL, LEVEN, FIFE, KY8 3LB



THE LOCATION

METHIL

Located between the picturesque fishing villages of the East Neuk and the main towns of Kirkcaldy and Glenrothes, Leven is a thriving yet an unassuming seaside town. Good shopping facilities and a busy pedestrianised thoroughfare provide interest with many award-winning and independent local retailers adding to the appeal. These are well served by parking facilities which are within an easy walking distance of the town centre. The town centre is the main shopping centre for a wide area with a number of national chain supermarkets and retailers. It also has a large number of restaurants and cafes.

It remains a popular holiday destination with a pleasant promenade and beach. The coast and the long sandy beaches, forming part of Fife coastal path, are the main visitor draw along with the beautiful walks that can be found on nearby estates. Golf is another major draw with two courses at Scoonie and Leven Links and another within easy walking distance at Lundin Links. Leven Links has been used as a qualifying course for the Open Championship when it is held at St Andrews.

For families, Levenmouth Leisure Centre at the start of the promenade is an all-weather attraction with a large, modern indoor swimming pool and sports facilities. The town also boasts its own popular three hundred and seventy-four seat, community-run cinema.

THE PROPERTY

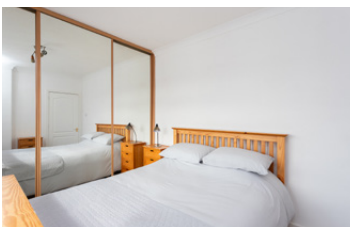
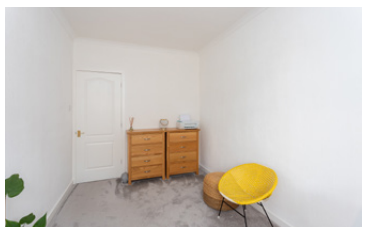
151 METHILHAVEN ROAD

We are delighted to offer to the market this superb, three-bedroom, semi-detached house, situated within a popular residential area. Room dimensions are generous and the accommodation has been arranged to offer a high level of flexibility and individuality. The property is within walking distance of the new Levenmouth Rail Link which is due to open in spring 2024.

Once inside, you will be greeted with a first-class specification. In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. The immediately impressive lounge has a large picture window with an open outlook to the front aspect, flooding the room with natural light. The kitchen has been newly fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from integrated appliances such as an oven, hob and extractor hood. The external door in kitchen gives access to the rear garden. There are three well-proportioned double bedrooms. Two bedroom benefits from built-in wardrobes. A contemporary modern fully tiled three piece family bathroom completes the impressive accommodation internally.

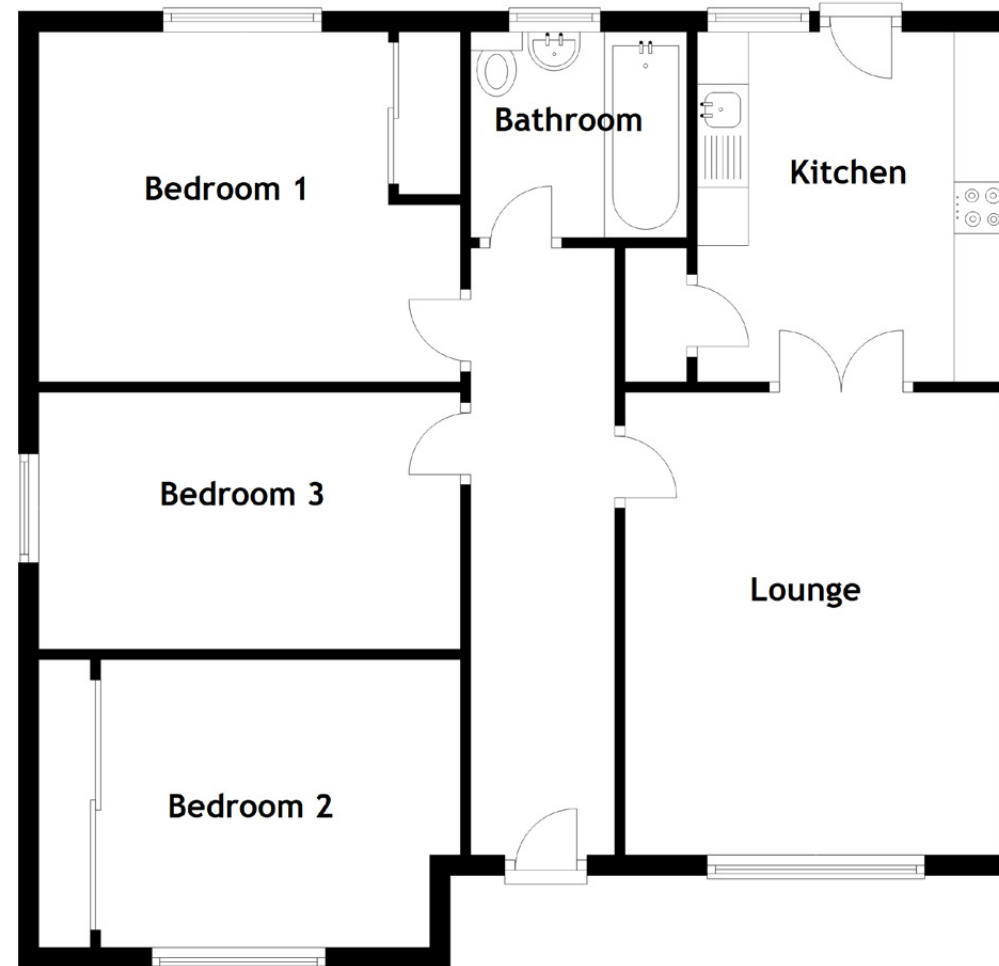
There are well-tended front and rear gardens. To the front of the property, there is a well-maintained private garden and a driveway providing off-road parking for up to four vehicles. The rear garden is fully enclosed and provides a safe environment for children. The high specifications of this family home also benefit from double glazing and gas central heating throughout. This larger than average plot allows scope for extending after gaining the correct planning permission. Viewing is highly recommended to appreciate the accommodation on offer.





SPECIFICATIONS

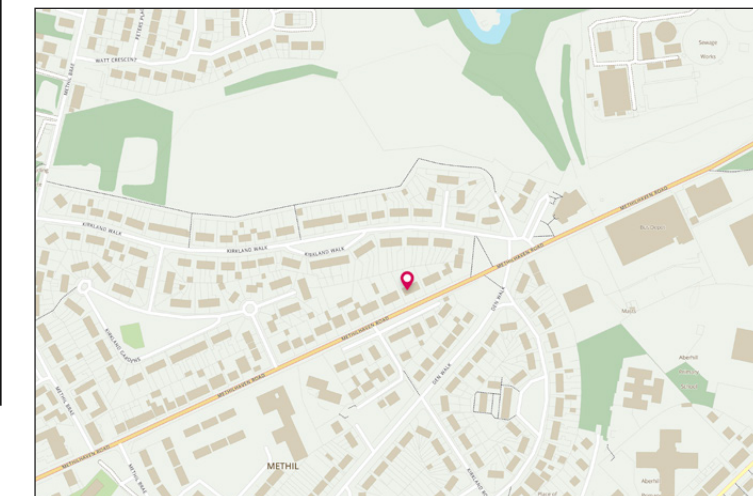
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.70m (12'2")
Kitchen	3.40m (11'2") x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Bedroom 3	4.10m (13'5") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 81m²
EPC Rating: D





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