




McEwan Fraser Legal

Solicitors & Estate Agents

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2 Main Street

METHILHILL, LEVEN, KY8 2DN



The Location



Methil is an eastern coastal town that lies 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.

In Leven, one can always enjoy a great round of golf since Leven is home to two

golf courses though there are several other courses in the surrounding areas.

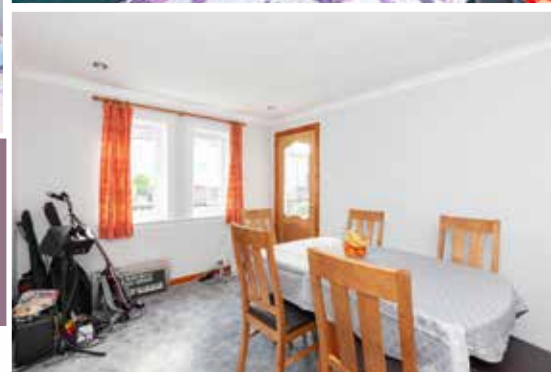
Levenmouth Leisure Centre is an all-weather attraction with a large, modern indoor swimming pool and sports facilities. History enthusiasts can find out about the area's past at the Heritage Centre in neighbouring Methil.

Leven town centre is the main shopping centre for a wide area with a number of national chain supermarkets and retailers as well as award-winning independent local retailers. It also has a large number of restaurants and cafes.



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Part exchange is available on this sizeable semi detached home. Beautifully extended to create a comfortable family size home, this semi-detached villa sits on a corner plot and offers three bedrooms, porch and sunroom. The house has been extended to create a dining area or bedroom three, and the family bathroom is also on the ground floor. There is a neat, well maintained, garden to the front and the back. The lounge is spacious and feels airy with new carpets and windows providing dual aspect over the front garden and front door. A door from the lounge leads to the kitchen where on offer is a range of floor and wall units with backsplash and co-ordinating worktops. Included is a gas hob, electric cooker hood and built-under oven. The entrance hall offers access to bedroom three/dining room. A carpeted staircase rises to the first floor where there are two more bedrooms and some great storage. Externally the gardens are neat and tidy and the garden to the rear has been laid to paving for ease of maintenance. There is a drive to the rear of the house and ample on-street parking is available.

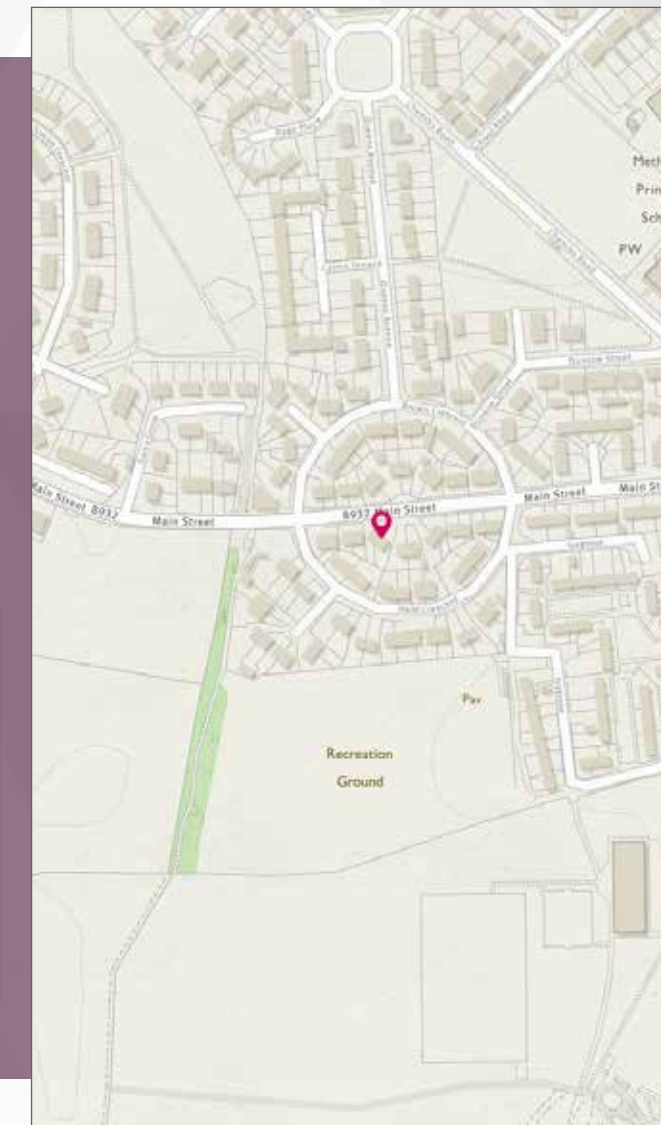


Approximate Dimensions (Taken from the widest point)

Living Room	4.70m (15'5") x 3.20m (10'6")
Kitchen	3.56m (11'8") x 3.22m (10'7")
Bedroom 1	3.56m (11'8") x 3.20m (10'6")
Bedroom 2	3.30m (10'10") x 3.20m (10'6")
Bedroom 3	3.73m (12'6") x 2.92m (9'7")

Gross internal floor area (m²) - 85m²

EPC Rating- D






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Part
Exchange
Available

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