

279 Wellesley Road

METHIL, LEVEN, KY8 3BN



*A SPACIOUS AND VERSATILE
THREE-BEDROOM HOME*



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279 Wellesley Road presents an exceptional opportunity to acquire a spacious and versatile three-bedroom home, ideally positioned within the popular coastal town of Methil. Combining generous accommodation with excellent outdoor space and superb local connectivity, this property will appeal to a wide range of buyers.

Internally, the property offers bright, well-balanced living accommodation over two levels. The ground floor is centred around a welcoming and airy living room, which provides an excellent space for both relaxation and entertaining, with ample room for a dining area.

The Property



The kitchen is equally impressive, enjoying an abundance of natural light from its windowed aspect and finished with a stylish tiled splashback, creating a practical yet attractive space.





A generously sized double bedroom on this level adds flexibility, ideal for guests, family living, or home working.





On the upper level, two further bedrooms offer excellent proportions and are enhanced by characterful sloping ceilings, adding charm and individuality to each space. The bathroom is well-appointed, fully tiled, and tastefully finished, complete with a bath.



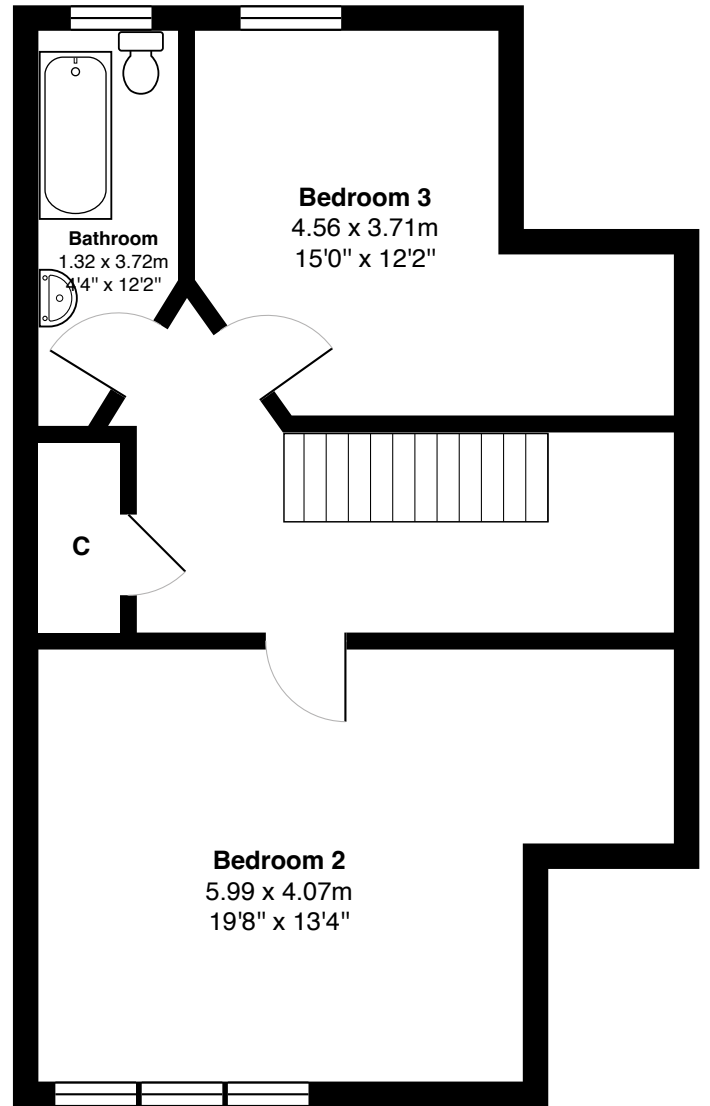
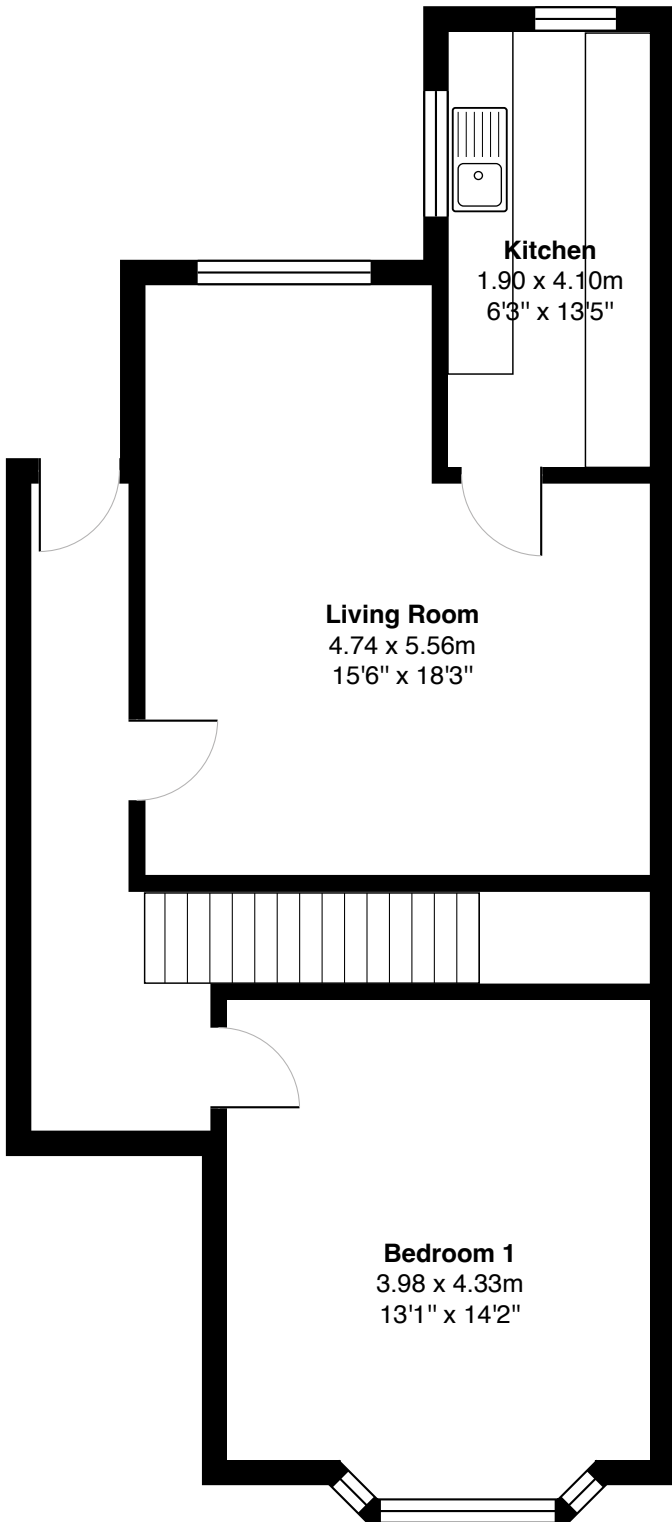


Bedroom 3









Gross internal floor area (m²): 111m²

EPC Rating: C

Externally, the home is particularly well-equipped, benefiting from a private gated driveway, garage, outbuilding, and a well-proportioned garden, perfect for both relaxation and practical use. A dedicated bin store further enhances the overall functionality of the property. The location is highly convenient, with close proximity to the train station, bus links, and Leven town centre, ensuring ease of access for commuters and day-to-day amenities. Overall, this is a substantial and well-maintained home offering space, character, and convenience in equal measure.



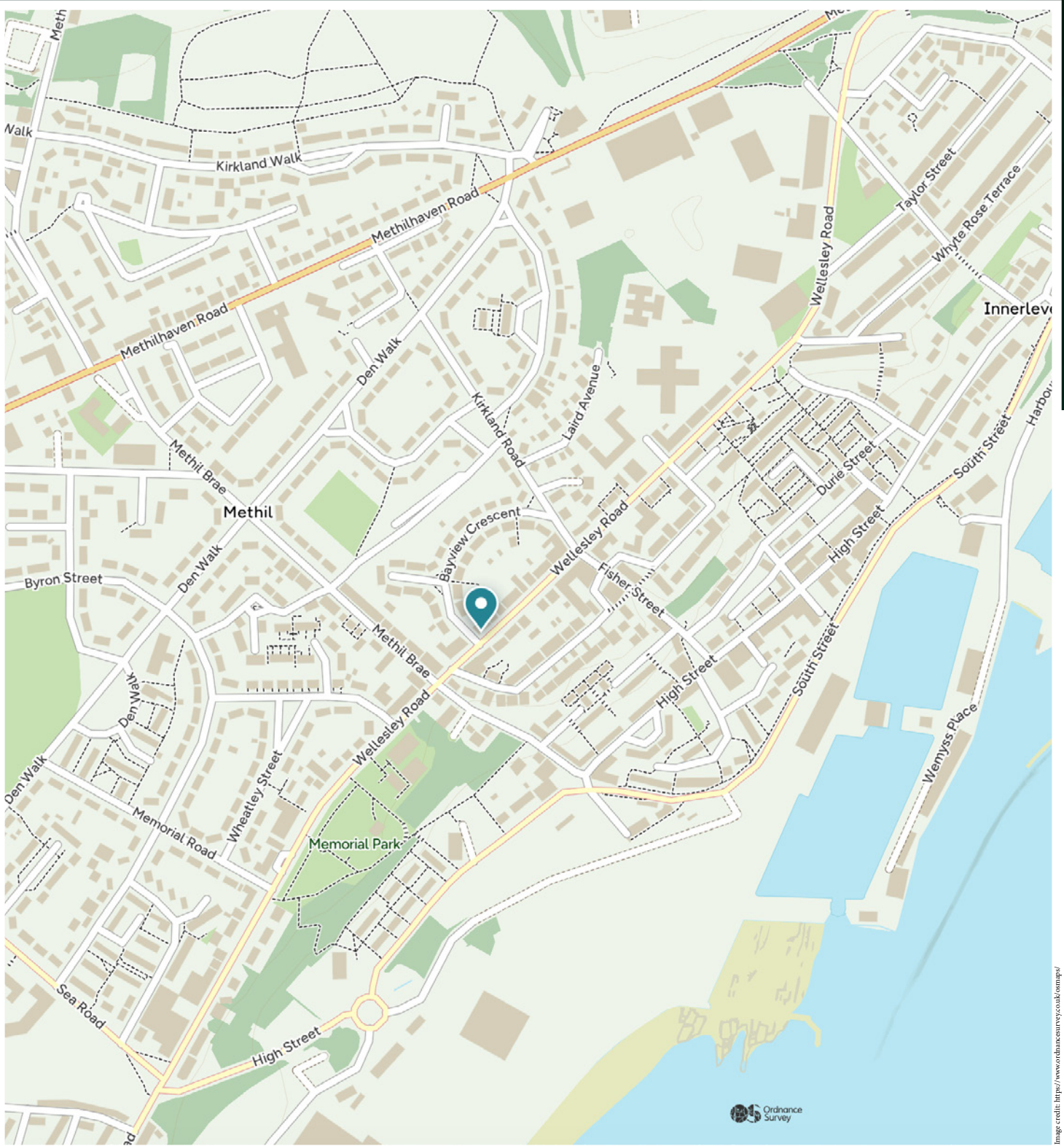


Methil is a well-established coastal town within the Levenmouth area of Fife, offering a range of local amenities and excellent transport links. The property is ideally situated within easy reach of Leven town centre, where a variety of shops, supermarkets, cafés, and leisure facilities can be found.

For commuters, the area is particularly appealing, with convenient access to nearby bus services and the recently reopened train station, providing direct links to Edinburgh and beyond. This makes the location well-suited for those looking to balance coastal living with city connectivity.

The surrounding area also offers a selection of schooling at both primary and secondary levels, as well as recreational opportunities including parks, coastal walks, and golf courses. Nearby Leven Beach and the Fife Coastal Path provide excellent outdoor space for leisure and relaxation.

Overall, the location combines everyday convenience with access to scenic coastal surroundings, making it an attractive setting for a wide range of buyers.



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