



Wellesley Road, Methil, KY8 3BN

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Beautifully Presented 3 Bed Upper Flat!

Scott Fraser at **RE/MAX Professionals** is delighted to bring to the market this large 3 bed upper flat situated in the popular area of Methil, Fife. It boasts bright living accommodation throughout with modern kitchen and stunning family bathroom. It also benefits from having communal garden to the rear. Viewing is highly recommended to appreciate all this property has to offer. Call Scott Fraser to arrange your viewing today!

Accommodation Comprises:

Ground Floor – entrance hall, dining area, kitchen, lounge and bedroom 1

First Floor – 2 bedrooms and family bathroom

Externally – communal garden to the rear

Offers Over £67,000

**Call Scott Fraser
On 01592 75-22-00**



SITUATION

The coastal Town of Methil in Fife situated near the mouth of the River Leven on the Firth of Forth. Settled between Buckhaven and Leven. The Town has shopping, schooling and recreational facilities nearby. The B931 and then the A955 link the village to Kirkcaldy, which in turns links with the A92 to Dunfermline. The nearest rail facility can be found at Markinch (approximately 6 miles). For those that enjoy golf, Fife is renowned for its variety of courses it has to offer. Approx mileages: Edinburgh 35 miles, Dunfermline 21 miles, Cupar 11 miles, St Andrews 15 miles.

ENTRANCE HALL

The property is accessed through a double glazed UPVC door giving access to entrance hall. Timber flooring. Wall radiator. Access through to dining area.

DINING AREA

15'5"x15'7" (4.71mx4.75m) APPROX
Bright and spacious dining area with double glazed UPVC window overlooking the rear of the property. Timber flooring. Wall radiator. Coving. Downlights. Access through to kitchen and lounge.

KITCHEN

13'8" x 6'1" (4.16mx1.85m) APPROX (includes fitted units)
Kitchen fitted with a mixture of wall mounted and floor standing colour coordinated storage units incorporating ample worktop surfaces.

Stainless steel sink and side drainer. Gas hob and electric oven and hood. Space and plumbing for washing machine. Space and plumbing for fridge/freezer. Vinyl flooring. Wall radiator. 2 double glazed UPVC windows overlooking the side and rear of the property.

LOUNGE

14'2"x13'1" (4.33mx3.99m) APPROX
Spacious lounge with double glazed UPVC window overlooking the front of the property. Carpeted. Wall radiator. Coving. Access to hallway.

HALLWAY

Access through to bedroom 1 and storage cupboard.

LARGE WALK-IN CUPBOARD

8'8"x12'8" (2.65m x 3.87m) APPROX
Large carpeted storage cupboard.

BEDROOM 1

10'2"x11'11" (3.11mx3.63m) APPROX
Bedroom 1 with double glazed UPVC window overlooking the front of the property. Carpeted. Wall radiator. Coving.

FIRST FLOOR

Carpeted stairs rise to first floor level. Large walk in storage cupboard with laminate flooring, currently used as a walk-in wardrobe. Access through to 2 double bedrooms and family bathroom.

FAMILY BATHROOM

Family bathroom fitted with a 3 piece suite comprising of low-level WC, pedestal hand wash basin and panelled bath with overhead shower. Fully tiled. Heated towel rail. Double glazed window overlooking the rear of the property.

BEDROOM 2

10'0"x11'0" (3.04mx3.35m) APPROX
Bedroom 2 with double glazed UPVC window overlooking the front of the property. Built-in mirrored wardrobes. Carpeted. Wall radiator.

BEDROOM 3

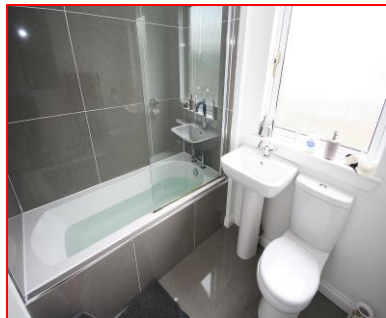
12'6" x 9'9" (3.81mx2.96m) APPROX
Bedroom 3 with double glazed UPVC window overlooking the rear of the property. Carpeted. Wall radiator.

GARDEN GROUNDS

The property benefits from having a communal garden to the rear which is areas of laid to lawn with mature planting.

INFORMATION

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.



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Smoke alarms – It is imperative that, where not already fitted, suitable smoke alarms are installed for the personal safety for the occupants of the property. These must be regularly tested and checked.

The Consumer Protection from Unfair Trading Regulations 2008. While these particulars have been carefully compiled and are believed to be accurate, no warranty can be given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or what is included in the sale.

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