



## Den Walk, Methil, KY8 3LN

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### Lovely 2 Bedroom Ground Floor Flat in Popular Location!

Scott Fraser at **RE/MAX Professionals** is delighted to bring to the market this delightful 2 bedroom ground floor flat in the popular location of Methil, Fife. The property boasts spacious living accommodation throughout with modern family bathroom and benefits from garden grounds to the front and rear. This property could make an ideal first purchase or buy-to-let investment! Don't miss out – call Scott Fraser to arrange your viewing today!

#### Accommodation Comprises:

**Ground Floor** – entrance hall, kitchen, 2 bedrooms and family bathroom.

**Externally** – gardens grounds to the front and rear

Offers Over £53,000

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**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. Approximate mileages: Edinburgh 35 miles, Dunfermline 21 miles, Cupar 11 miles, St Andrews 15 miles.

**ENTRANCE HALL**

The property is accessed through a timber door with double glazed insert giving access to entrance hall. Double glazed window overlooking the side of the property. Access through to hallway.

**HALLWAY**

Access through to 2 bedrooms, lounge and family bathroom.

**LOUNGE**

**12'11"x15'1" (3.94mx4.59m) APPROX**

Bright and spacious lounge with double glazed window overlooking the front of the property. Carpeted. Wall radiator. Access through to kitchen.

**KITCHEN**

**8'6" x 9'7" (2.6mx2.92m) APPROX (includes fitted units)**

Kitchen fitted with a mixture of floor standing and wall mounted colour coordinated storage units incorporating ample worktop surfaces. Inset stainless steel sink and drainer. Integrated gas hob, electric oven and electric hood. Space and plumbing for washing machine. Space for fridge freezer. Wall radiator. Double glazed window overlooking the rear of the property. Double glazed UPVC door with pattered glass giving access to rear garden.

**BEDROOM 1**

**11'6" x 12'4" (3.5mx3.76m) APPROX**

Bedroom 1 with 2 double glazed windows overlooking the front of the property. Carpeted. Wall radiator.

**BEDROOM 2**

**8'5" x 11'10" (2.57mx3.6m) APPROX**

Bedroom 2 with a double glazed window overlooking the rear of the property. Carpeted. Wall radiator.

**FAMILY BATHROOM**

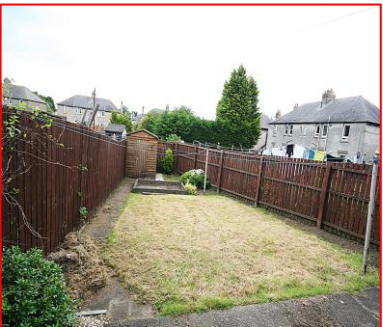
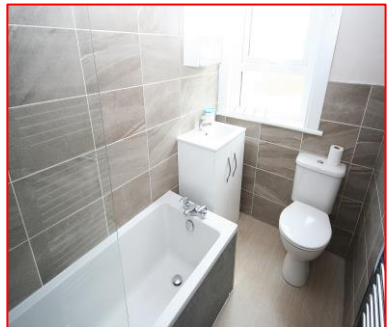
Family bathroom fitted with a 3 piece suite comprising: low-level WC, pedestal wash hand basin and panelled bath with overhead shower. Heated towel rail. Partial tiling. Double glazed window with patterned glass overlooking the rear of the property.

**GARDEN GROUNDS**

The property boasts gardens to front and rear. Gardens to front are mainly areas of laid-to-lawn and mature planting with timber fence and hedgerow surround. Gardens to rear are mainly areas of laid-to-lawn with a paved and chipped area with mature planting and timber fence surround.

**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 believe 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 include 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.