

FT & DC
WALLACE

**Fort House
20 Fisher Street
Methil**

Offers Over £129,950



This is a rare opportunity to purchase this very distinctive detached bungalow with its own turret, situated on a large plot with sea views offering the chance to develop the bungalow to your own taste. Access is from Bowling Green Street to the back door or from Fisher Street.

The property is partially double glazed and has GCH with a back boiler. There are many original features including impressive fireplaces and decorative glass panels around the front porch and above the bay window panes.

With four bedrooms, a substantial lounge and a dining room, the property offers flexible accommodation on one level with the potential to extend on ground level or above (with the appropriate Local Authority Consents).

The front door leads into a vestibule with original tiled floor. Stunning stained glass windows on the doorway leading from the vestibule into the "L2 shaped hall. The hall provides access to all the rooms and an attic hatch.

Lounge 5.34m x 4.24m

A very generously proportioned front facing room with bay window and decorative stained glass top panes. Sea view. Original skirtings, coving and recessed shelving at either side of the feature fireplace. High ceilings. Radiators. Fitted carpet.

Dining Room 3.96m x 3.21m

Accessed from kitchen and hall. View out to side of property overlooking the garden and beyond to the Forth. Mid height storage cupboard in wall. Timber fireplace with gas fire. Radiator. Carpet.

Kitchen 3.92m x 2.35m

Situated to rear of property with access from the hall and the rear garden. Base and wall mounted kitchen units. Stainless steel sink and drainer. Chrome taps. Small pantry.



Bathroom 2.071m x 1.69m

Located to the rear of the property, the bathroom consists of wc, bath and sink. Textured window to rear. Ceramic tiling to walls around the bathroom suite. Radiator. Carpet.

Bedroom 1 4.85m x 4.24m

Very large room with views to front of property and to the side from the turret windows. Original timber fire surround. Radiators. Carpet.

Bedroom 2 4.85m x 3.22m (at widest point)

Another large bedroom, situated to the rear of the property with dual aspect to rear and to side. Radiator. Carpet.

Bedroom 3 3.55m x 3.44m

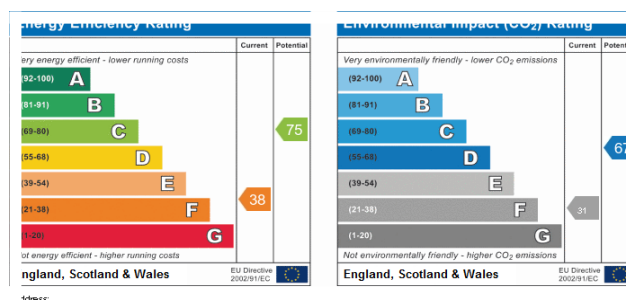
Double room situated to the front of the property with sea view. Original stone fireplace with cast iron fender and basket. Radiators. Carpet.

Bedroom 4 2.92m x 2.09m

Single room situated to the rear of the property. Radiator. Fitted carpet.

Exterior

An old timber garage connected to a large shed/ garage extension is accessed from Bowling Green Street. A path leads from the gate there, offering access around the house and the significant garden grounds. The garden ground is mainly laid to grass with cherry trees of varying size and age to the front and a large drying area above, with metal washing poles. A path and steps lead to the gate onto Fisher Street.



Extras

The curtains, blinds, carpets and light fittings throughout are included in the sale, together with the timber garage in the garden.

Council Tax - Band D for the year 2021-2022.

Viewing

Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.