

28 Ashgrove Methilhill

FT & DC
WALLACE

Offers Over £91,950



Located in a popular residential area of Methilhill close to the routes leading to the train stations and bigger towns of Kirkcaldy and Glenrothes making it a good commuter option. Methil has a variety of shops, bars and schools and nurseries of it's own with nearby Leven also being well-served with many amenities including schools, nurseries, leisure centre with swimming pool, shops, supermarkets, cinema, restaurants and a bus station to name a few. Rail links are available from nearby Markinch and Kirkcaldy stations. A new railway service is being developed at the moment to give direct connections from the area. A good bus service is provided in the whole area.

This mid-terraced property with two double bedrooms and a box room is in great condition and provides spacious accommodation. The property benefits from DG and GCH and is in move in condition.

The front door of the property leads into the bright hall which in turn leads to the lounge, kitchen and carpeted stairs to the upper accommodation. Ceramic tiled flooring. Radiator. The hall has three good sized cupboards providing plenty storage options.

Lounge/Diner **6.23m x 3.15m**
Lovely, bright room with lounge to the front of the property and adequate space for dining to the rear. Hatch from kitchen to dining area. Double aspect windows. Electric fire in timber surround. Fitted carpet. Radiators.

Kitchen **3.34m x 2.56m**
Bright, spacious kitchen with door out to the rear. Base and wall units in beech effect with granite effect worktop. Ceramic tiled splashback. Electric hob with overhead extractor. Built-in electric oven. Stainless steel sink with drainer. Chrome mixer tap. Ceramic tiled flooring. Radiator. Hatch from kitchen to dining area.

The carpeted stairs lead to the upper landing where a double door airing cupboard provides even more storage. The attic hatch is located here too. Access is provided to bedrooms, box room and shower room.

Shower Room **1.91m x 1.74m**
Bright, clean shower room consisting of w.c., vanity sink and glass corner shower cubicle. Fully tiled walls. PVC panelled ceiling with chrome strip and recessed lighting. Window to rear. Vinyl flooring. Chrome ladder radiator.

Bedroom 1 **3.77m x 3.43m**
Spacious double room with window to the front of the property. Fitted carpet. Radiator.

Bedroom 2 **3.78m x 2.71m**
Double room with window to the rear of the property. Fitted carpet. Radiator.

Box Room **2.03m x 1.43m**
Versatile space which could be utilised as an office, craft room or storage. Double hopper window to front.

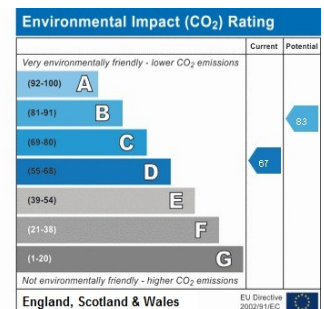
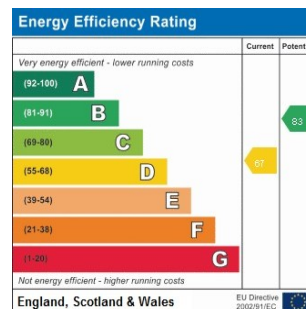
Exterior
The front garden is low maintenance laid with slabs. The rear garden is a mixture of grass, flower beds, mature shrubs, gravel, wash poles and a patio by the brick built outhouse.



Extras
The carpets, curtains and light fittings throughout are included in the sale.

Council Tax - Band "A" for the year 2023-2024.

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



THE PROPERTY MISDESCRIPTIONS ACT 1991

- 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.
- It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
- The vendors are not bound to accept the highest or any other offer.