

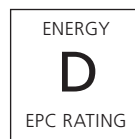
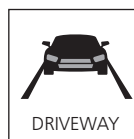


i80 Kirkland Walk

Methil, Leven, Fife, KY8 2JA



Scan Here!



180 KIRKLAND WALK *Methil, Leven*

Methil is an Eastern coastal town that lies within a continuous urban area described as Levenmouth and lies between Largo Bay to the East and Wemyss Bay to the West. The nearby town of Leven is a charming seaside town in Fife with long sandy beaches and an attractive beach promenade. It lies on the coast of the Firth of Forth at the mouth of the River Leven, 8.1 miles North-East of Kirkcaldy and 6.4 miles East of Glenrothes. The town of Leven is an unassuming but cosy little community with a seaside location and beautiful walks that can be found on Letham Glen and there are a wonderful variety of woodland walks and nature trails worth investigating. The promenade is part of the Fife Coastal Path that stretches for over 150 miles from the Firth of Forth to the Firth of Tay. In Leven one can always enjoy a great round of golf since Leven is home to two golf courses though there are several other courses in the surrounding areas.

Levenmouth Leisure Centre is an all-weather attraction with a large, modern indoor swimming pool and sports facilities. History enthusiasts can find out about the area's past at the Heritage Centre in neighbouring Methil, which is only a 15 minute walk from Leven town centre. The

town centre is the main shopping centre for a wide area with a number of national chain supermarkets and retailers as well as award winning independent local retailers. It also has a large number of restaurants and cafes.

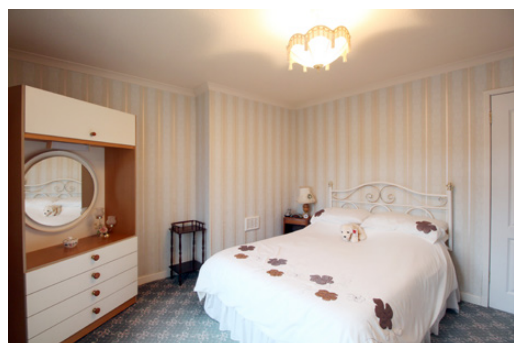
This superb apartment has been meticulously maintained and modified to a good specification including new internal and external doors, double-glazing and modern kitchen and shower room.

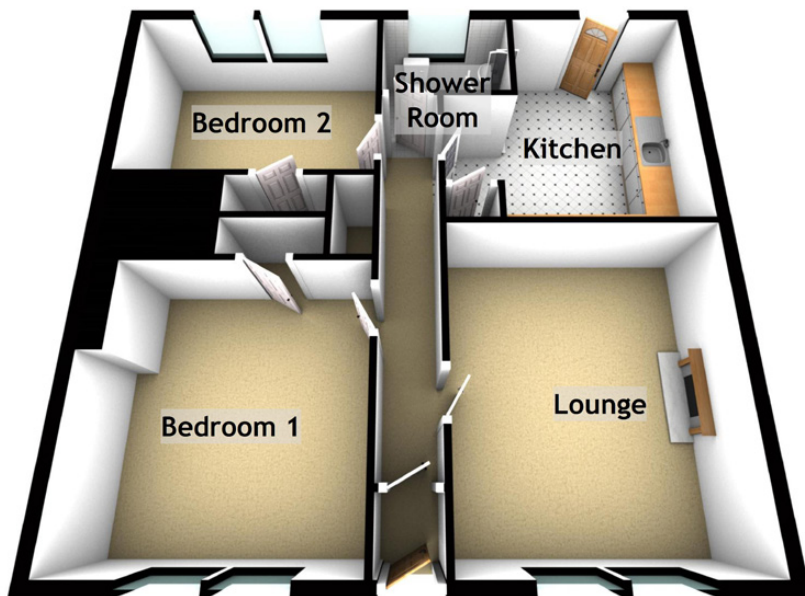
Offering excellent value for money, this well presented ground floor flat offers spacious accommodation. The entrance Hallway, with large storage cupboard, offers access to all apartments. The Kitchen is bright and modern with a window and back door to the gardens. The Shower room is modern with wet wall paneling. The lounge is front facing with recessed alcoves. Two double bedrooms complete the accommodation.

Externally there are gardens to front and rear with off road parking to the front clearly defined by stylish metal railings. The back garden is neat and well ordered. This is a super opportunity to acquire a lovely home.



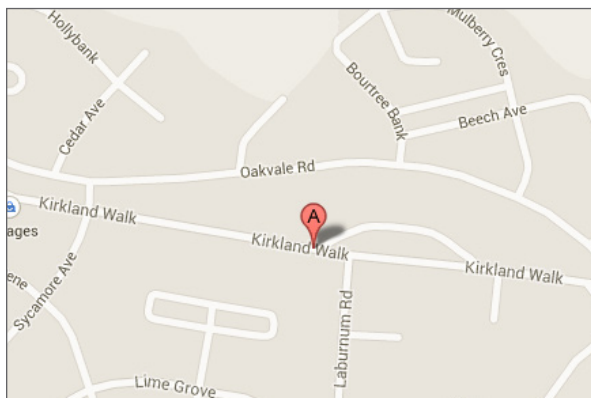
"...Offering excellent value for money, this well presented ground floor flat offers spacious accommodation..."





APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	5.00m (16'5") x 3.45m (11'4")
Kitchen	3.85m (12'8") x 3.60m (11'10")
Bedroom 1	3.85m (12'8") x 3.50m (11'6")
Bedroom 2	3.85m (12'8") x 2.82m (9'3")
Shower Room	2.00m (6'7") x 1.40m (4'7")



© Crown Copyright License No. 100047474

McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
JAYNE SMITH
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer