

6 BIRCH GRIVE
METHIL, FIFE, KY8 2AS

CURRAN & CO
PROPERTY



6 BIRCH GROVE

METHIL, FIFE, KY8 2AS

FIXED PRICE £90,000



'Situated on a quiet street within an established residential area, 6 Birch Grove is a well-presented mid-terrace house which boasts a sizeable Southeast-facing rear garden'

- Living Room with Space for Dining
- Kitchen with Garden Access
- Two Double Bedrooms
- Contemporary Bathroom
- Gas Central Heating
- Front & Rear Gardens
- Unrestricted Street Parking
- Ideal First Time Buy or Investment



Description

Situated on a quiet street within an established residential area, 6 Birch Grove is a well-presented two bedroom mid-terrace house which boasts a sizeable Southeast-facing rear garden.

The accommodation comprises: entrance hall; spacious living room with ample space for a compact dining area; kitchen with base and wall-mounted units, freestanding cooker, space for other appliances, a sizeable under-stair cupboard and access to the rear garden; a carpeted stair leads to the upper landing; double bedroom 1 with

expansive mirrored wardrobe and pleasant views; double bedroom 2 with built-in storage cupboard; and stylish Monochrome bathroom with marble effect porcelain tiles, fitted storage, LED mirror, heated towel-rail and shower over the bath. This property benefits from gas central heating and cavity wall insulation.

Externally there is an enclosed rear garden laid to law, which can be accessed from the kitchen or a shared external vennel. To the front of the property is a fenced front garden laid to lawn, and unrestricted on-street parking.

Extras

Extras to be included in the sale are all carpets and floorcoverings, curtain and blinds, and freestanding cooker.

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band A.

Viewing

Viewing is by appointment. Please contact our office to arrange.





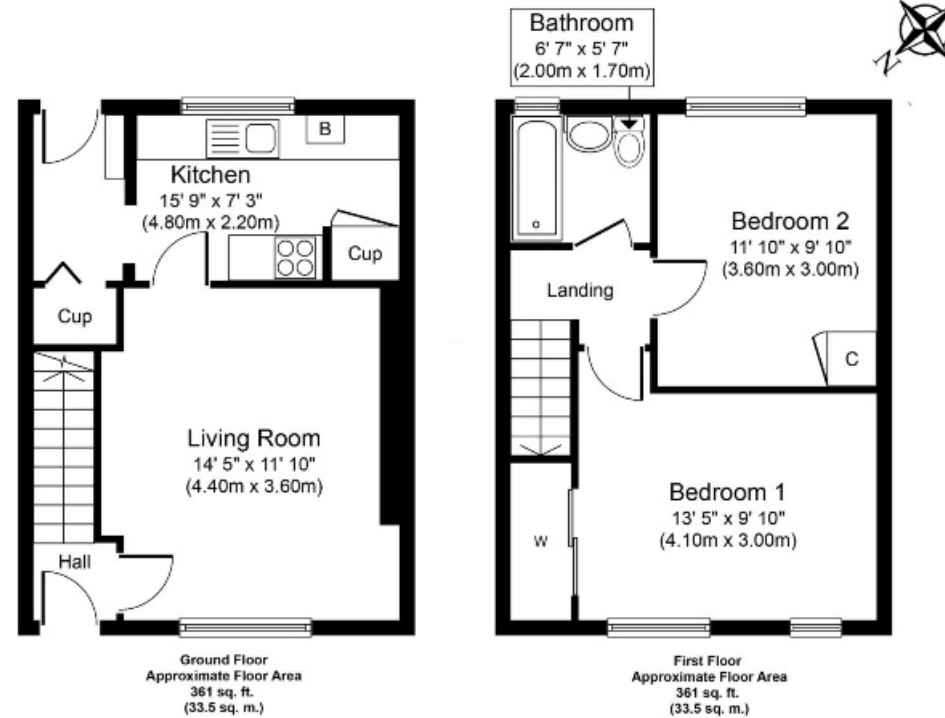
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.