



**300b High Street, Methil – KY8 3EJ**

Leven

Offers Over £59,995





300B  
HIGH  
STREET

## 300b High Street

Methil, Leven

One not to be missed.... A newly completed development of 2 x 1 Bedroom & 2 x 2 Bedroom Ground Floor Apartments finished to a high standard throughout, ideal for First Time Buyers with a fantastic rental yield of approx 9% per annum on each unit for investors. Award Winning Home Sweet Home Estate Agents Fife are delighted to present Apartment 300B a superb apartment comprising Spacious Lounge & Newly installed fitted Kitchen & Appliances - Well finished Double Bedroom with store - Inner Hall with deep store - Modern Bathroom with electric shower. Benefitting from DG - Electric Heating - EPC E - HOME REPORT £60,000. Externally shared enclosed courtyard garden with 300A, generous non designated off street parking. Viewing Highly Recommended. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

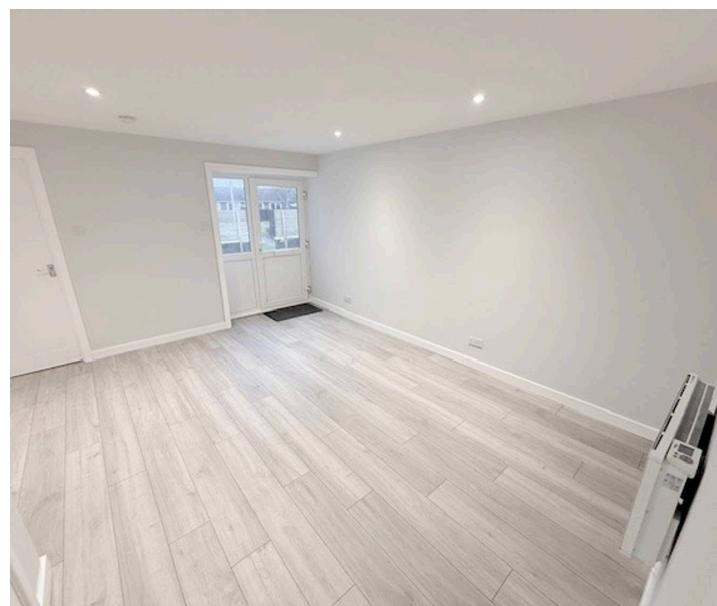
- BEAUTIFUL GROUND FLOOR APARTMENT
- BRIGHT DOUBLE BEDROOM
- SPACIOUS LOUNGE & SEPARATE FITTED KITCHEN
- DG- ELECTRIC HEATING - EPC E
- SHARED COURTYARD GARDEN
- 9% RENTAL YIELD POTENTIAL
- IDEAL STARTER HOME
- RECENTLY COMPLETED 4 APARTMENT DEVELOPMENT
- VIEWING HIGHLY RECOMMENDED



**home sweet home**  
**estate agents**  
your local property experts



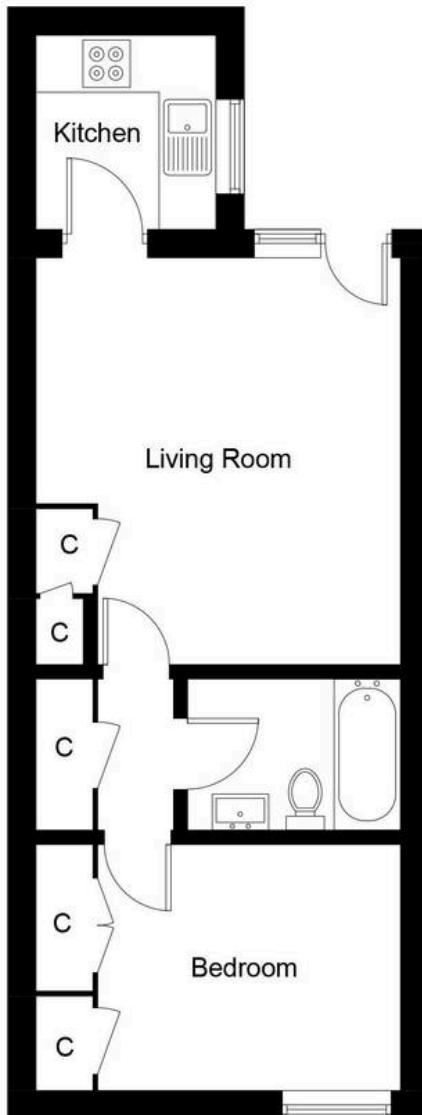
COMMUNAL GARDEN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	79
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	92
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



**Ground Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. FourLabs.co © (ID1272476)



**home sweet home**  
**estate agents**  
your local property experts