



40 Herriot Crescent, Methil - KY8 3NE

Leven

Offers Over £77,500





40 Herriot Crescent

Methil, Leven

New for sale a Beautiful Semi-Detached Bungalow ideal for First Time Buyers or those looking for a Retirement Home! Award Winning Home Sweet Home Estate Agents Fife are delighted to present for sale a well finished & spacious home comprising Entrance Hall - Dressing Room/ Home Office - Spacious Lounge - Modern Fitted Kitchen & Appliances - Modern Shower-Room. Double Bedroom with fitted wardrobes. Benefitting from DG- GCH - EPC D - HOME REPORT £80,000. Externally enclosed gardens to front & rear. Early Viewing Highly Recommended.

Council Tax band: A

Tenure: Freehold

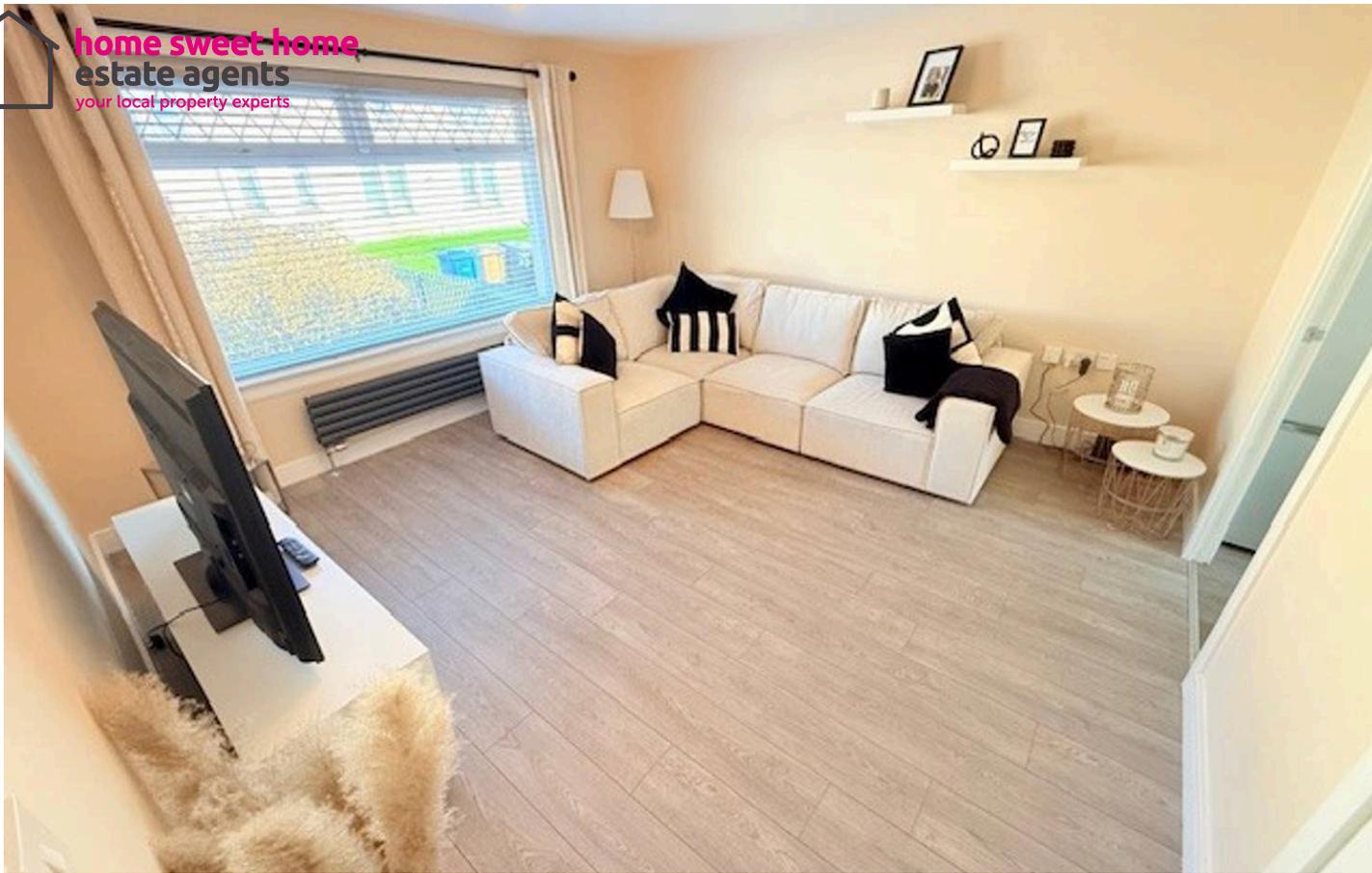
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- BEAUTIFUL SEMI DETACHED BUNGALOW
- DOUBLE BEDROOM - SEP DRESSING RM/ OFFICE
- BRIGHT & SPACIOUS LOUNGE
- MODERN FITTED KITCHEN & APPLIANCES
- MODERN SHOWER-ROOM/WC
- DG- GCH - EPC C
- HOME REPORT £80,000
- SUPER STARTER/ RETIREMENT HOME
- VIEWING HIGHLY RECOMMENDED



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GARDEN





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

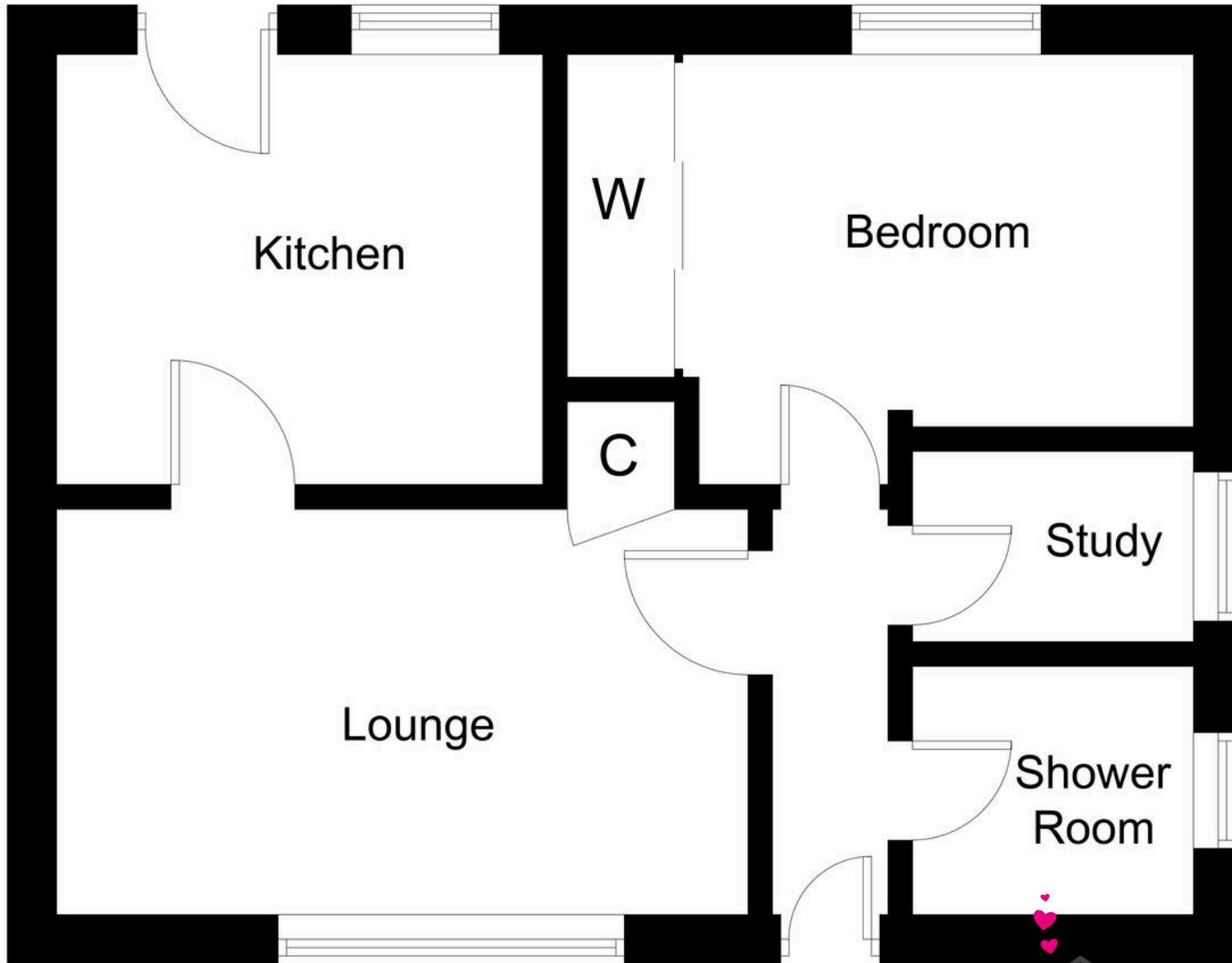


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