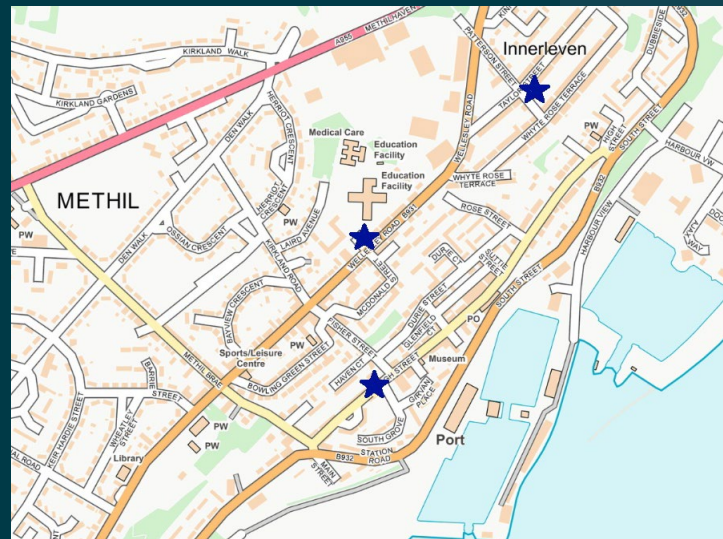


## Residential Investment



13 Flats in Methil, Fife:

298-306 High Street,  
Methil KY8 3EJ  
(vacant)

3, 7 & 13 School  
Street, Methil KY8 3BE  
(vacant)

9 Patterson Street,  
Methil KY8 3AU

# Property Details

- Residential investment opportunity
- Portfolio of 13 flats
- Potential to significantly grow income
- Offers over £275,000

## LOCATION:

### 298-306 High Street

The subjects are located on the High Street in the centre of the town of Methil, Fife. They are specifically located between the junctions of High Street with South Grove in an area of mixed residential and commercial uses.

### 3, 7 & 13 School Street

The subjects are located on School Street in the centre of the town of Methil, Fife. They are specifically located next to Aberhill Primary School between the junctions of School Street with Wellesley Road in an area of mixed residential and commercial uses.

### 9 Patterson Street

The subjects are located on Patterson Street in the eastern side of the town of Methil, Fife. They are specifically located between the junctions of Patterson Street with Taylor Street in an area of mainly residential with some commercial uses.

Methil forms part of the Levenmouth area of East Central Fife and lies approximately 5 miles east from the town of Glenrothes and some 7 miles north-east from Kirkcaldy. Levenmouth comprises the communities of Leven, Buckhaven, Methil and Methilhill.



# Property Details

## DESCRIPTION:

### 298-306 High Street

The property comprises a terraced building extending over ground and first floor level. The buildings are of brick construction with a pebbledash render exterior and are surmounted by a single pitched roof. They provide a total of 9 flats with parking and access at the rear.

### 3, 7 & 13 School Street

The property comprises a terraced building extending over ground and first floor level. The buildings are of brick construction with a pebbledash render exterior and are surmounted by a single pitched roof. They provide a total of 3 flats with access at the rear.

### 9 Patterson Street

The property comprises a terraced building extending over ground and first floor level. The buildings are of brick construction with a pebbledash render exterior and are surmounted by a single pitched roof. They provide a total of 1 flat with access at the rear.

## ACCOMMODATION:

The subjects comprise a mix of 1 and 2 bedroom properties.

A full schedule of the accommodation provided within each flat can be provided to interested parties. There are 13 flats in total.

## TENANCIES:

9 Patterson Street is presently let while the other properties are vacant.

## COUNCIL TAX:

Each flat is assessed as Band A for Council Tax purposes.

## SALE TERMS:

Offers over £275,000 are invited for the heritable interest.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for each flat is available upon request.

## VAT:

All prices quoted are exclusive of VAT.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## ENTRY:

Upon completion of legal formalities.

## VIEWING:

Strictly by arrangement with the agents.

## Make an enquiry

fifeagency@dmhall.co.uk

### DM Hall LLP

27 Canmore Street  
Dunfermline KY12 7NU

01383 604100

**DM HALL**



Regulated by  
**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.