

## Residential Investment



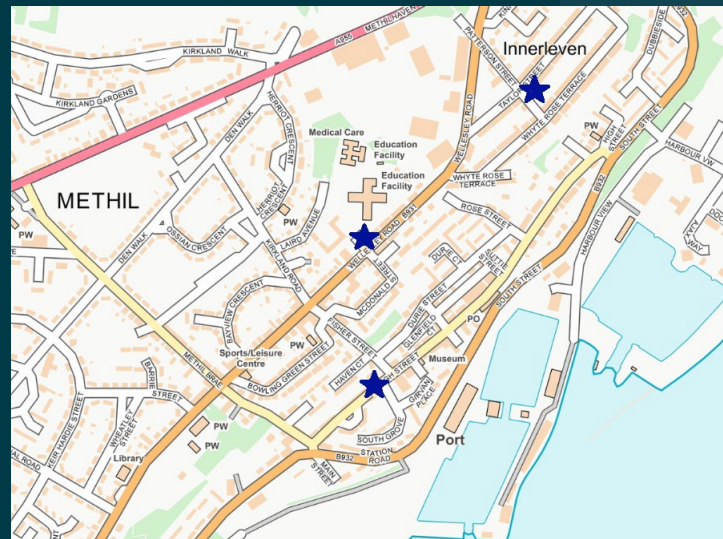
298-306 High Street



3, 7 & 13 School Street



9 Patterson Street



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

- High yielding 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

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**DM HALL**



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**RICS**

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