



Ashridge Cupar Road, Kennoway, KY8 5LR

Offers Over £179,950



SPACIOUS 4 Bedroom Detached Villa bursting with POTENTIAL TO ADD VALUE with off street parking and a garage. Great location for commuters with easy access to Northeast and Central Fife via car and Edinburgh by train from the nearby Cameron Bridge Train Station. Ideal Family Home with all essential amenities nearby including Primary School, shops and cafes with additional amenities in Leven Town Centre and Beach just a short drive away. Accommodation: Hall, sitting room, kitchen, 4 double bedrooms, bathroom and a shower room. DG. Gardens. Driveway and Garage. PERSONAL PROPERTY TOUR available online.



LOCATION

The village of Kennoway has a local shopping centre, several good restaurants, a modern primary school and generally all-round good amenities. Nearby is open countryside with a network of paths that provide the perfect opportunity to walk, cycle or even run off road. Good local transportation links to Leven, Kirkcaldy and Glenrothes and the local Cameron Bridge Railway Station connecting to Edinburgh and beyond, making the village an attractive proposition. Edinburgh international airport is approximately an hour away by road.

DIRECTIONS

Please contact agent for further information.

ENTRANCE

Access is via a UPVC door with double-glazed inlets leading into the sun porch.

SUN PORCH

8'1" x 5'2" (2.47m x 1.60m)

Good-sized porch with wrap around double-glazed windows. Vinyl flooring. Timber door leads to the main hallway.

HALLWAY

Carpeted stairs lead to the upper landing with additional stairs leading to bedrooms 1, 2 and the shower room. 2 double-glazed windows to the front. Hatch provides access to the roof space via a fixed metal ladder, ample space for storage and houses the hot water tank. 2 radiators. Vinyl flooring.

SITTING ROOM

15'8" x 13'2" (4.80m x 4.03m)

Spacious sitting room with double-glazed windows to the front and side. Gas fire set in a tiled surround with a marble hearth. Fitted furniture provides display/shelving/storage space. Coving. Radiator. Carpeted.

KITCHEN

12'1" x 9'2" (3.69m x 2.81m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated

appliances include a gas hob, extractor fan above, eye level oven and a dishwasher. Coordinating cupboard houses the floor standing gas central heating boiler. Walk-in utility area with provision for power and plumbing provides an ideal laundry space. Double-glazed window to the rear. Vinyl flooring.

BEDROOM 1

12'4" x 8'0" (3.78m x 2.45m)

Good-sized double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

BEDROOM 2

10'11" x 8'0" (3.35m x 2.45m)

Additional double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

SHOWER ROOM

6'8" x 4'10" (2.04m x 1.48m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a walk-in shower area with a pivot screen and thermostatic control shower. Opaque double-glazed window to the front. Fully tiled. Heated towel rail. Tiled flooring.

UPPER LANDING

Bright upper landing with double-glazed window to the front. Cupboard houses the hot water tank. Hatch provides access to the roof space. Radiator. Carpeted.

BEDROOM 3

10'0" x 9'4" (3.06m x 2.87m)

Further double bedroom with double-glazed window to the rear. Cornicing. Radiator. Carpeted.

BEDROOM 4

13'9" x 9'10" (4.20m x 3.01m)

Double bedroom with double-glazed windows to the front and side overlooking the church and play park. Fitted wardrobes with mirrored sliding doors provides shelving/hanging/storage space. Cornicing. Radiator. Carpeted.

BATHROOM

9'7" x 5'4" (2.93m x 1.65m)

3-piece suite comprising: W.C, wash hand basin and a bath with folding screen and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Radiator. Carpeted.

GARDEN

The property has a good-sized mono bloc driveway accessed via metal double gates providing off street parking for several cars. A paved patio is ideal for garden furniture to enjoy time in the sun. Borders contain an array of plants and shrubs providing colour throughout the seasons.

GARAGE

16'5" x 9'0" (5.02m x 2.75m)

Access is via an up and over metal door providing a secure storage space. There is potential to develop the garage and currently has provision for light, power and plumbing. Concrete flooring.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.

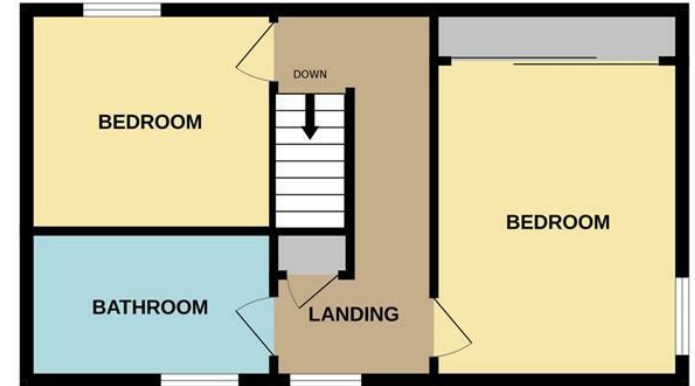




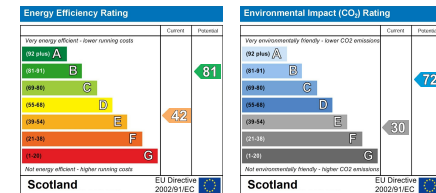
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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