

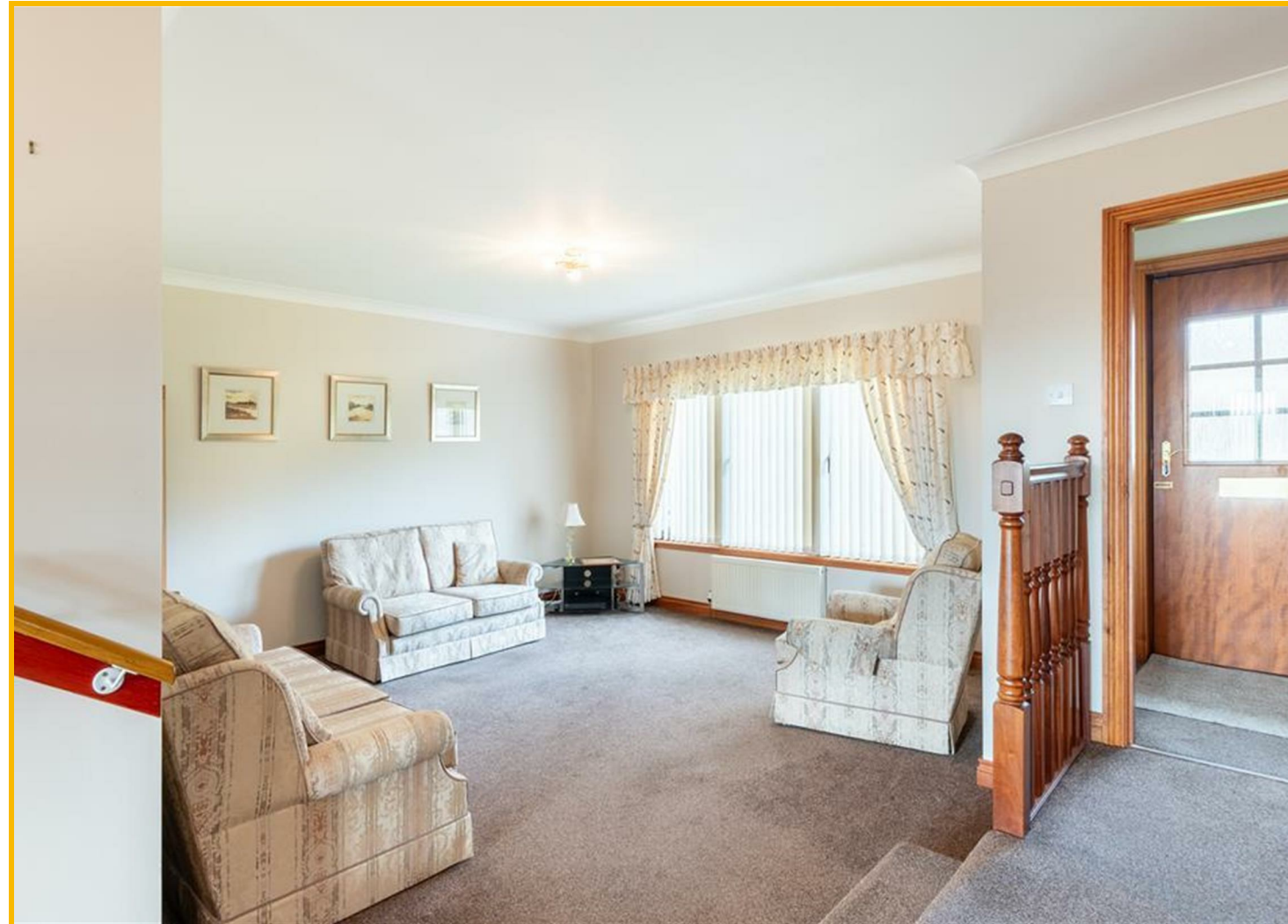
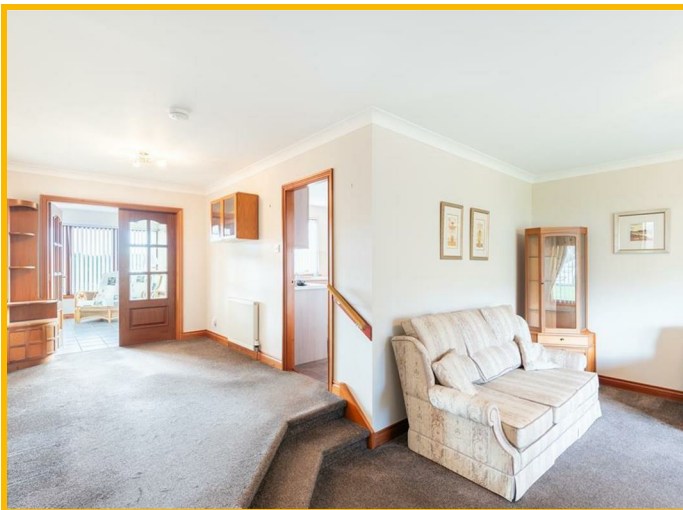


17 Meadow Park, Kennoway, Leven, Fife, KY8 5TZ

Offers Over £235,000



Beautiful 2 Bedroom 2 Reception Detached Bungalow with SPACIOUS INTERIORS, Driveway and an INTEGRATED GARAGE situated in a CUL-DE-SAC within easy reach of local amenities with a short drive to Leven Town Centre providing additional shops and health / leisure facilities. Cameron Bridge Train Station provides commuter links ideal for Edinburgh Waverly and beyond. Accommodation: Hall, lounge, dining area, sunroom, breakfasting kitchen, utility room, 2 double bedrooms and a shower room. DG. GCH. Gardens. Driveway and an Integrated 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. With transportation links to Leven, Kirkcaldy and Glenrothes via road and nearby Cameron Bridge Train Station providing links to Edinburgh Waverly and beyond. It really makes the village an attractive proposition. Edinburgh international airport is approximately an hour away by road.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a timber door with an opaque double-glazed window leading into the property via the vestibule with cupboard providing shelving/hanging/storage space.

DINING AREA

12'3" x 7'9" (3.75m x 2.37)

Open plan dining area with glazed timber doors leading to the sunroom. Coving. 2 radiators. Carpeted. Doorways to the breakfasting kitchen and inner hallway, with steps lead down into the lounge.

LOUNGE

14'11" x 13'8" (4.57m x 4.17m)

Spacious lounge with a double-glazed window to the front, open plan to the dining area. Coving. Radiator. Carpeted.

BREAKFASTING KITCHEN

12'1" x 10'1" (3.69m x 3.09m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and splashbacks with a stainless-steel sink. Integrated appliances include a gas hob with an extractor fan above, eye level oven and microwave. Double-glazed window to the rear overlooking the garden. Radiator. Karndean style flooring. Doorway to the utility room.

UTILITY ROOM

9'6" x 7'10" (2.90m x 2.41m)

Convenient utility room with wall mounted, floor standing units with coordinating worktops, a stainless-steel sink and ample space for freestanding appliances. Radiator. Karndean style flooring. Doorways lead to the integrated garage and rear garden.

SUNROOM

12'5" x 12'3" (3.79m x 3.74)

Spacious sunroom with wrap around double-glazed windows providing ample natural light. Radiator. Tiled flooring. Double-glazed timber door leads to the rear garden.

INNER HALL

Hatch provides access to the roof space. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Dado rail. Carpeted.

BEDROOM 1

11'8" x 10'8" (3.57m x 3.27m)

Spacious double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

10'7" x 10'2" (3.25m x 3.10m)

Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

SHOWER ROOM

7'1" x 6'8" (2.18m x 2.05m)

3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower enclosure with a thermostatic control shower with rainfall shower head. Opaque double-glazed window to the side. Fully wet walled. Vertical radiator. Laminate flooring.

GARAGE

19'2" x 9'5" (5.85m x 2.88m)

Integrated garage provides secure parking with additional storage space accessed via an electric roller door. Provision for light and power with concrete flooring. Additional access from the utility room.

GARDEN

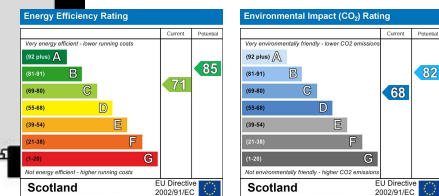
To the front of the property is laid to lawn with a mono bloc driveway allowing access to the garage with additional off-street parking. A timber gate to the side leads to the enclosed rear garden. The rear garden is mainly laid to lawn with a border containing established shrubs and plants. A mono bloc patio provides an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. Timber shed provides outdoor storage.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.