



**10 Kenmount Place, Kennoway, Leven, KY8 5LT**  
**Offers Over £150,000**



**IMMACULATE 3 Bedroom Semi-Detached Villa in MOVE IN CONDITION with Off Street Parking, Garage and Extensive Garden providing a FABULOUS FAMILY HOME. Located within walking distance of the Local Primary School and Kennoway Den with a short drive to Leven for the beach, coastal path, golf courses, shops, retail park and the train stations offering direct links with Edinburgh City Centre. Accommodation: Hall, lounge, dining kitchen. 3 double bedrooms, bathroom and a downstairs W.C. DG. GCH. Gardens. Off street parking. 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 such as the Fife Pilgrims' Way, which provides the perfect opportunity to walk, cycle or even run off road. With nearby transportation links to Leven, Kirkcaldy, Glenrothes and Dundee with the local railway stations in Leven and Cameron Bridge connecting directly to Edinburgh, Dundee and Aberdeen it really makes the village an attractive proposition. Edinburgh international airport is approximately an hour away by road and rail.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a UPVC door with an opaque double-glazed window leading into the lower hallway. Carpeted stairs lead to the upper landing. Under stair cupboard provides hanging storage space. Radiator. Tiled flooring.

## LOUNGE

14'10" x 11'4" (4.53m x 3.46m)

Spacious and bright lounge with a double-glazed window to the front. Coving. Radiator. Laminate flooring.

## DINING KITCHEN

14'9" x 8'2" (4.50m x 2.51m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Fixed breakfasting area provides a social dining space. Integrated appliances include an electric hob, extractor fan and an oven. Double-glazed window to the rear overlooking the garden. Radiator. Tiled flooring. Opaque double-glazed UPVC door provides access to the rear garden.

## W.C

6'7" x 4'7" (2.03m x 1.40m)

2-piece suite comprising: W.C and a vanity wash hand basin. Opaque double-glazed window to the rear. Tiled flooring.

## UPPER LANDING

Double glazed window to the side. Hatch provides access to the partially floored roof space housing the gas central heating condensing combi boiler. Carpeted.

## BEDROOM 1

14'7" x 9'10" (4.47m x 3.02m)

Spacious double bedroom with a double-glazed window to the rear overlooking the garden. Built-in wardrobes provide ample shelving/hanging/storage space. Radiator. Laminate flooring.

## BEDROOM 2

9'10" x 8'5" (3.01m x 2.58m)

Additional double bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Alcove provides a fixed desk space or additional storage area. Radiator. Carpeted.

## BEDROOM 3

11'6" x 6'7" (3.52m x 2.03m)

Further double bedroom with a double-glazed window to the front. Coving. Carpeted.

## BATHROOM

6'9" x 5'9" (2.07m x 1.77m)

3-piece suite comprising: W.C, wash hand basin and a bath with an electric shower above. Opaque double-glazed window to the rear. Partially tiled. Radiator. Laminate flooring.

## GARDEN

The front garden has an area of lawn with a border containing plants and shrubs with a paved path leading to the front door. To the side of the property is a mono bloc driveway providing off street parking and access to the garage. The rear garden is landscaped with areas of lawn, shingle, mono bloc and timber decking providing multiple locations ideal for garden furniture to enjoy time in the sun entertaining family and friends. The garden is enclosed within a timber fence surround with a metal gate on the driveway creating a safe space for children and pets to play. External power socket.

## GARAGE

19'1" x 9'1" (5.82m x 2.77m)

Detached garage accessed via a metal up and over door provides secure parking with additional storage space. Timber door provides additional access to the side. Provision for light and power with concrete flooring.

## AGENTS NOTES

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



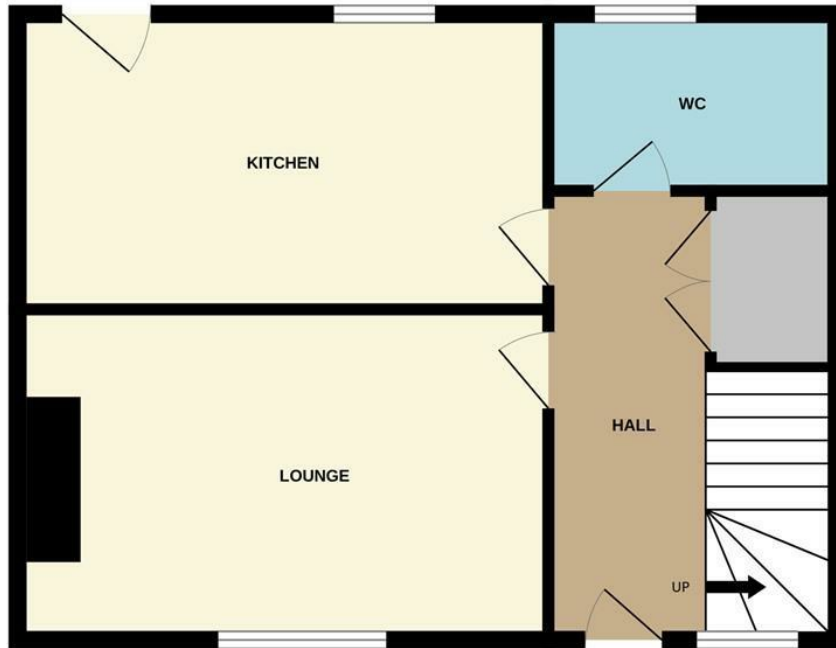








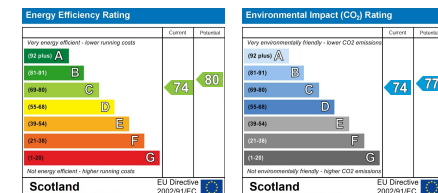
GROUND FLOOR



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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