

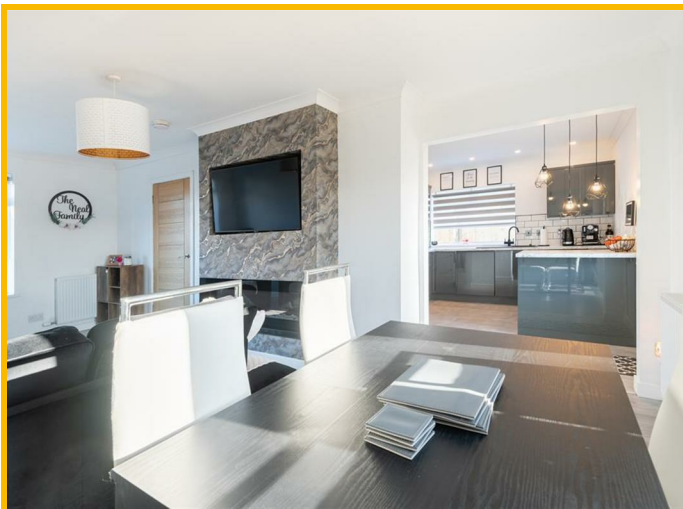


**37 Langside Drive, Kennoway, Leven, KY8 5LQ**

**Offers Over £128,000**



\*\*\*Closing Date Friday 13th March 2026 at 12 noon\*\*\* Spacious 3 Bedroom End-Terraced Villa in MOVE IN CONDITION offering open plan living with an EXTENSIVE GARDEN. Situated in a SOUGHT-AFTER location within walking distance of local amenities including the Primary School and Kennoway Den and a short drive to Leven for the Fife Coastal Path, High Street, Retail Park, Beach, Golf Courses, and Train Station offering direct links to Edinburgh City Centre. Accommodation: Hall, lounge dining room, breakfasting kitchen, 3 double bedrooms, bathroom and a WC. DG. GCH. Enclosed Front, Side and Rear Gardens. Unallocated Off Street Parking. 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 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 stairway with a double-glazed window to the side leads to the upper landing. Nook provides a storage area. Coving. Radiator. Laminate flooring.

## LOUNGE DINING ROOM

20'3" x 10'5" (6.19m x 3.18m)

Spacious lounge dining room with double-glazed windows to the front and double-glazed patio doors to the rear. Media wall with an integrated electric fire below. Ample space for creating separate lounge and dining spaces. Coving. 2 radiators. Laminate flooring. Open plan to the breakfasting kitchen.

## BREAKFASTING KITCHEN

11'0" x 10'1" (3.37m x 3.08m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Peninsula unit provides a social dining space with additional storage space below. Integrated appliances include an electric hob, eye level oven, microwave, washing machine, dishwasher and a fridge/freezer. Double-glazed window to the side. Coving. Laminate flooring. Opaque

double-glazed UPVC door provides access to the rear garden.

## BATHROOM

10'9" x 6'6" (3.28m x 1.99m)

Contemporary 4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with a pivot screen and an electric shower unit. Opaque double-glazed window to the side. Fully wet walled. Heated towel rail. Laminate flooring.

## UPPER LANDING

Hatch provides access to the partially floored roof space accessed via a fixed metal ladder. Cupboard houses the gas central heating condensing combi boiler with additional storage space and provision for power. Coving. Radiator. Carpeted.

## BEDROOM 1

11'10" x 8'9" (3.62m x 2.67m)

Good-sized double bedroom with a double-glazed window to the front. Shelved alcove provides display/storage space. Built-in wardrobe with mirrored sliding doors provides storage space. Coving. Radiator. Carpeted.

## BEDROOM 2

14'11" x 9'6" (4.57m x 2.91m)

Additional double bedroom with 2 double-glazed windows to the rear overlooking the garden. Coving. Radiator. Carpeted.

## BEDROOM 3

10'5" x 8'4" (3.20m x 2.55m)

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

## WC

5'1" x 2'7" (1.55m x 0.80m)

WC with a combined WC and wash hand basin cistern. Partially wet walled. Radiator. Laminate flooring.

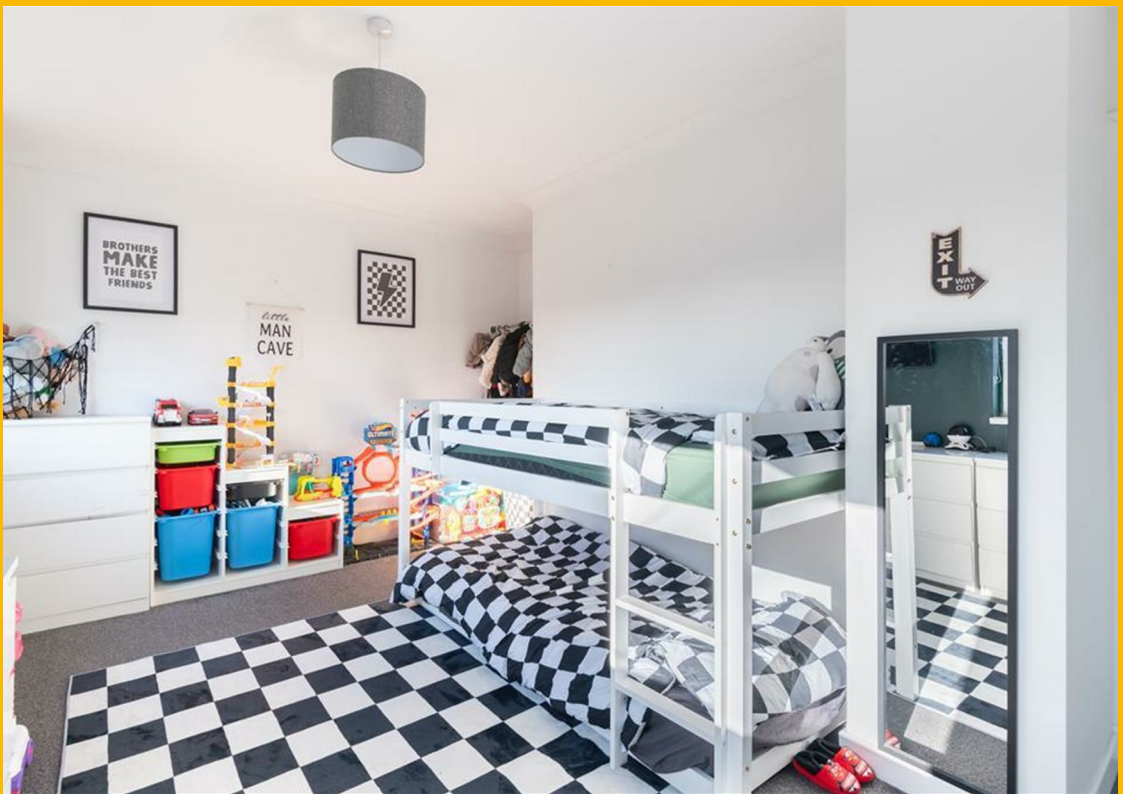
## GARDEN

The enclosed front and side gardens are currently a blank

canvas for a keen gardener to add their own stamp to, with the side area providing an ideal space for bin storage with a timber gate leading to the rear garden. The rear garden again is enclosed within a timber fence surround making this a safe space for children and pets to play. The garden is low maintenance laid with artificial grass, gravel and a paved patio providing an ideal spot for garden furniture to relax and enjoy time in the sun.

## AGENTS NOTES

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

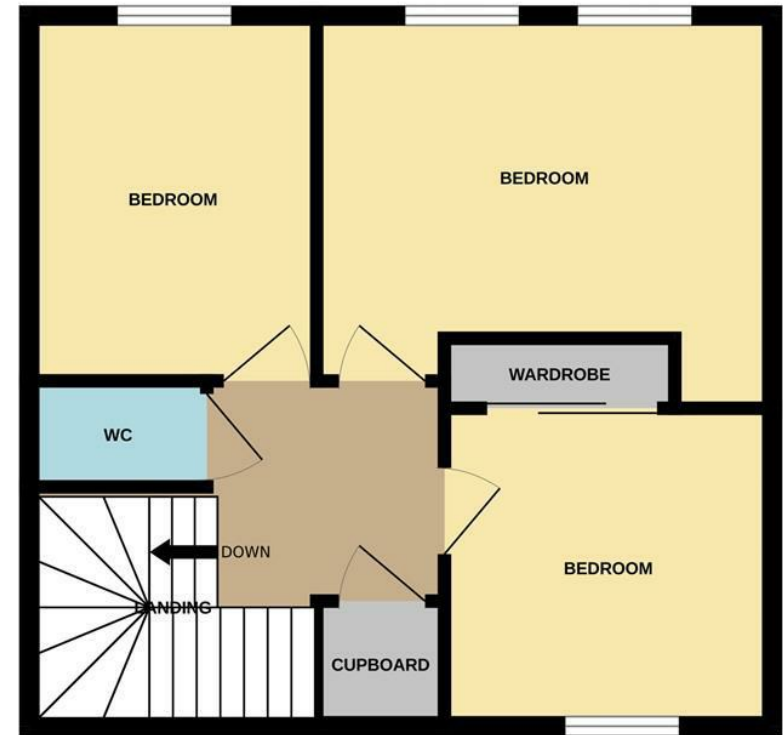




GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	81
Scotland EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		75	78
Scotland EU Directive 2002/91/EC			

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