



Woodlands Cupar Road, Kennoway, Leven, KY8 5LR
Offers Over £210,000



Spacious 3 Bedroom Detached COTTAGE in move in condition on a SUBSTANTIAL PLOT with a Beautiful WALLED GARDEN and workshop. Situated within walking distance of Local Amenities, Primary School and Kennoway Den. A short drive to Leven for the High Street, Retail Park, Fife Coastal Path, Beach, and Train Station offering direct links to Edinburgh City Centre. Accommodation: Hall, open plan lounge dining room, kitchen, 3 double bedrooms, flexible attic rooms, and a wet room. DG. GCH. Extensive garden. 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 stairs lead to the converted, floored and lined attic rooms providing ample storage space and housing for the gas central heating combi boiler. Cupboard provides shelving / storage space with provision for a powered freestanding appliance. Radiator. Carpeted.

BEDROOM 1

13'3" x 9'1" (4.05m x 2.78m)

Good-sized bright double bedroom with a double-glazed window to the front overlooking the park. Coving. Radiator. Laminate flooring.

WET ROOM

7'8" x 5'5" (2.36m x 1.67m)

3-piece wet room comprising: W.C, wall hung wash hand basin and a shower area with a fixed curtain rail and an electric shower unit. Opaque double-glazed window to the rear. Fully wet walled. Heated towel rail. Anti-slip wet room flooring.

BEDROOM 2

9'7" x 8'5" (2.93m x 2.58m)

Additional double bedroom with a double-glazed window to the front again overlooking the park. Cupboard provides hanging / storage space. Coving. Radiator. Carpeted.

BEDROOM 3

11'1" x 7'10" (3.40m x 2.40m)

Further double bedroom with a double-glazed window to the front overlooking the park. Cupboard provides hanging / storage space. Coving. Radiator. Carpeted.

KITCHEN

10'2" x 8'9" (3.12m x 2.68m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan, eye level oven and a dual oven / grill. Open to the lounge dining room. Double-glazed window to the side. Vinyl flooring. UPVC door with an opaque double-glazed window provides access to a patio area.

LOUNGE DINING ROOM

28'9" x 14'2" (8.77m x 4.34m)

Bright reception room with a spacious raised dining area and 2 carpeted steps leading down into the lounge area with 2 sets of double-glazed patio doors providing natural light and access to the garden. 3 radiators. Exposed beam detail. Carpeted.

GARDEN

The property sits on a substantial plot with a walled garden, mainly laid to lawn with borders containing a vast array of mature plants, shrubs and trees with ample space to add your own personal touch. Several areas of paved patio and an elevated patio off the lounge provides the ideal locations for garden furniture to relax and enjoy time in the sun entertaining family and friends. Timber gates lead directly into the park and a monobloc paved area with a timber gate provides an elevated space with access from Cupar Road.

WORKSHOP

20'11" x 17'6" (6.38m x 5.35m)

L-shaped workshop provides an abundance of storage and workspace with provision for light and power with concrete flooring. Single-glazed windows provide natural light. Ideal for a keen DIY'er or for converting into a work from home space.

AGENTS NOTES

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

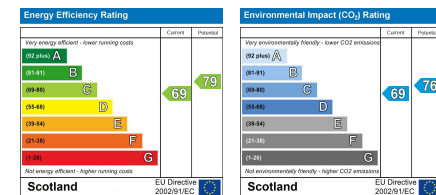




GROUND FLOOR



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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