

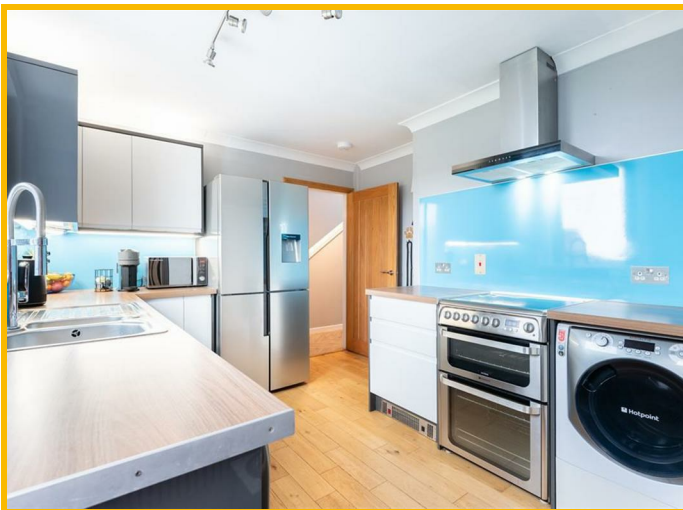
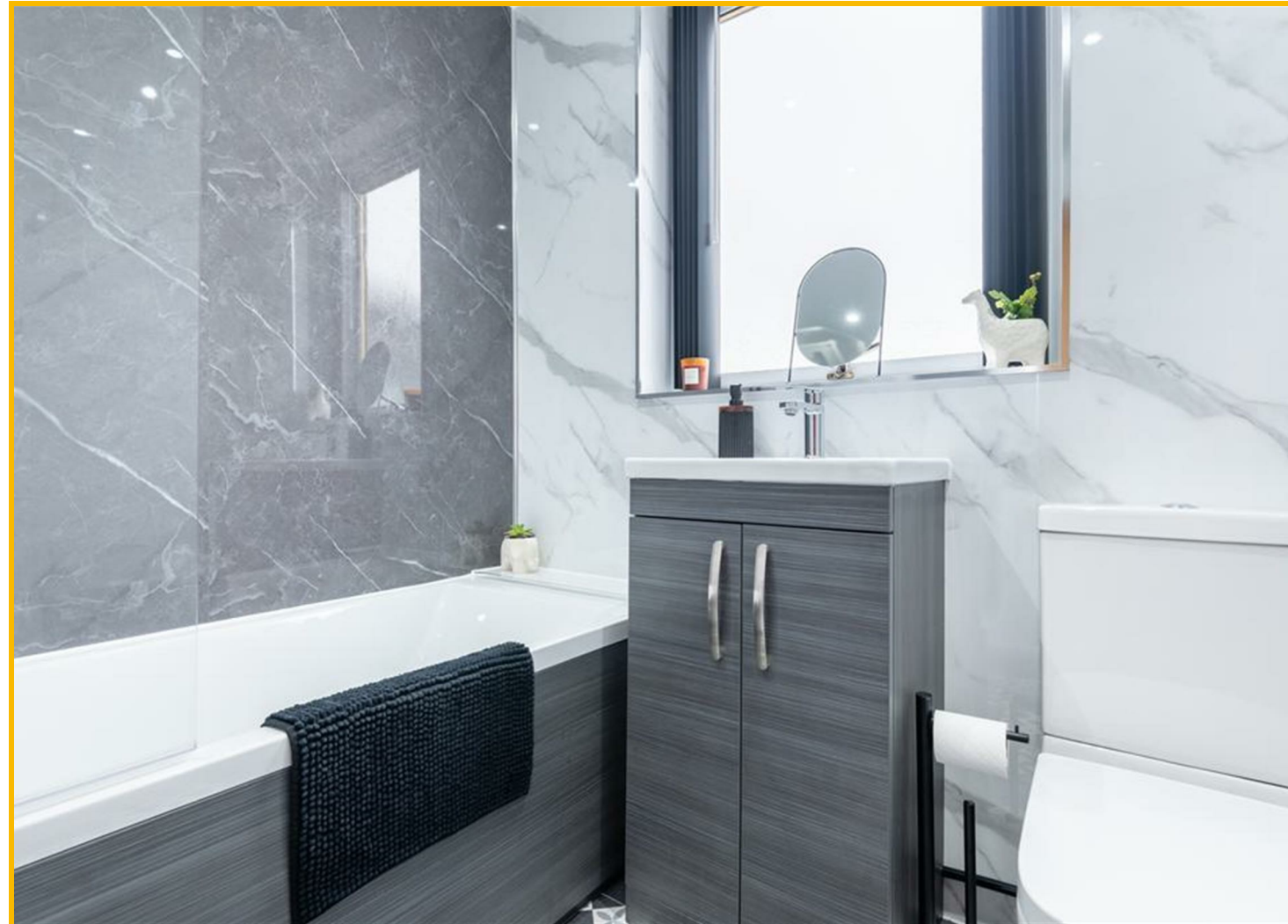


98 Myreside Avenue, Kennoway, Leven, Fife, KY8 5EP

Offers Over £185,000



AMAZING 4 Bedroom 2 Bathroom Mid-Terraced CONVERTED Villa in move-in-condition offering STUNNING VIEWS across the Firth of Forth and towards Largo Law, with extensive garden, making this a wonderful family home. A short drive from the local Primary School, Amenities and Kennoway Den and on to Leven for the Fife Coastal Path, Beach, High Street, Retail Park, Golf Courses, and Train Station offering direct links to Edinburgh City Centre. Accommodation: Hall, lounge dining room, kitchen, 4 double bedrooms, bathroom and a shower room. DG. GCH. Front and Rear Gardens. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a composite door with opaque double-glazed inlets leading through the vestibule with a good-sized storage cupboard into the main hallway. Carpeted stairway with a timber balustrade leads to the upper landing. Under stair cupboard provides storage space. Radiator. Vinyl flooring.

LOUNGE DINING ROOM

14'4" x 12'6" (4.37m x 3.83m)

Bright lounge dining room with a double-glazed window to the front. Feature fireplace with an electric fire set in a timber surround. 2 radiators. Laminate flooring.

KITCHEN

12'9" x 10'0" (3.90m x 3.06m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Integrated extractor fan and dishwasher with space for freestanding appliances. Coordinating cupboard houses the gas central heating condensing combi boiler. Double-glazed window to the rear overlooking the garden. Coving. Timber effect panelling detail. Vertical radiator. Engineered hardwood flooring. Composite door with opaque double-glazed inlets leads to the garden.

BATHROOM

6'4" x 5'11" (1.95m x 1.82m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control rainfall shower above. Opaque double-glazed window to the rear. Fully wet walled. Vertical radiator. Vinyl flooring.

UPPER LANDING

Bright upper landing with a double-glazed window to the front. Carpeted stairway with a timber balustrade leads to the top floor landing. Radiator. Carpeted.

BEDROOM 2

11'10" x 9'4" (3.63m x 2.86m)

Good-sized double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors offering storage space with additional allowance for a dressing table / desk. Coving. Radiator. Carpeted.

BEDROOM 3

13'6" x 11'3" (4.12m x 3.44m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Cupboard provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

BEDROOM 4

10'4" x 10'2" (3.17m x 3.11m)

Spacious double bedroom with a double-glazed window to the rear. Alcove provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

TOP FLOOR LANDING

Spacious landing offering a fixed work from home space benefitting from a Velux window with fitted blackout and shade blinds. Carpeted.

MASTER BEDROOM

12'5" x 11'6" (3.81m x 3.53m)

Bright double bedroom with 2 Velux windows to the rear with fitted black out blind and a view towards the Firth of Forth. Built-in wardrobe with sliding doors provides hanging/storage space. Radiator. Carpeted.

SHOWER ROOM

12'5" x 5'4" (3.81m x 1.65m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and a thermostatic control rainfall shower. Velux window to the rear. Hatch to an eaves storage space. Radiator. Vinyl flooring.

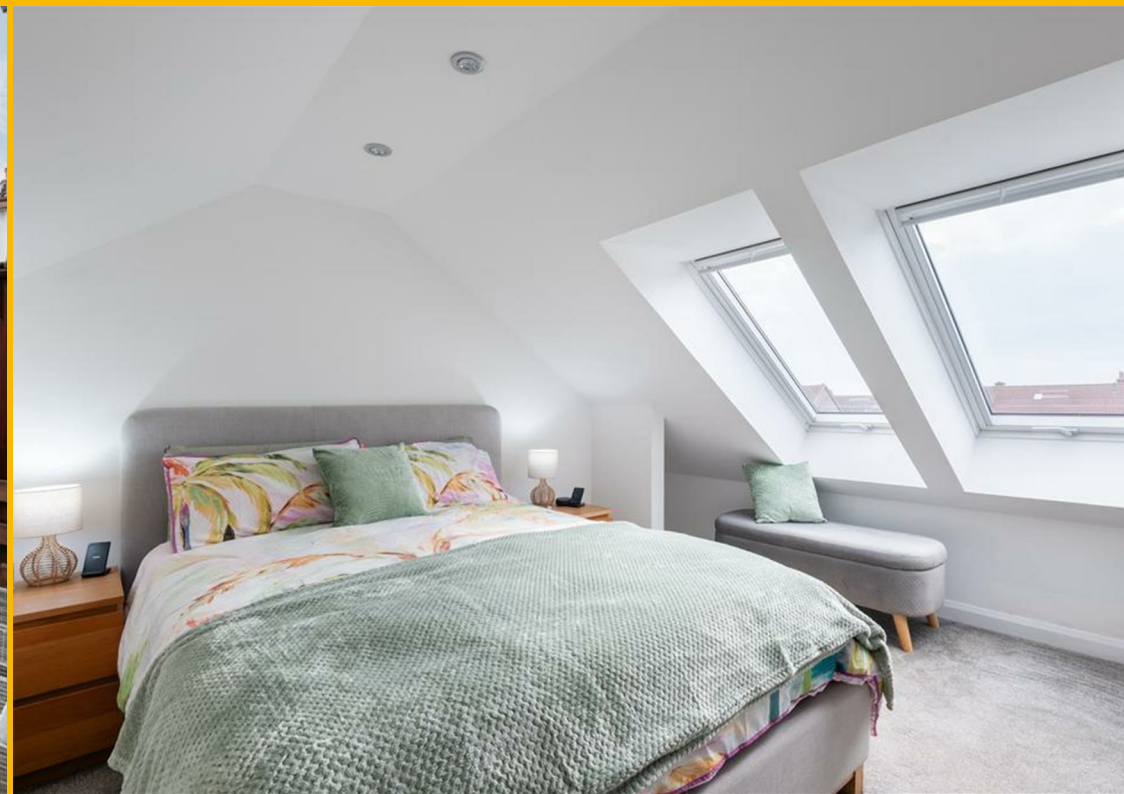
GARDEN

To the front of the property is laid with monobloc offering a low maintenance front garden. The rear garden is mainly laid

to lawn providing an ideal blank canvas for a keen gardener to add their personal touch. A timber and paved patio provides an ideal spot for garden furniture to relax and enjoy time in the sun. The garden is enclosed within a timber fence surround making this a safe space for children and pets to play. A timber shed provides outdoor storage space. To the side of the property, accessed via a timber gate, is a shared pend allowing bin access.

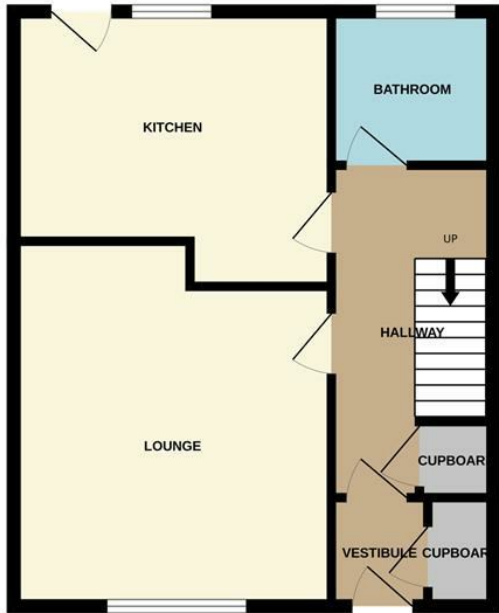
AGENTS NOTES

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





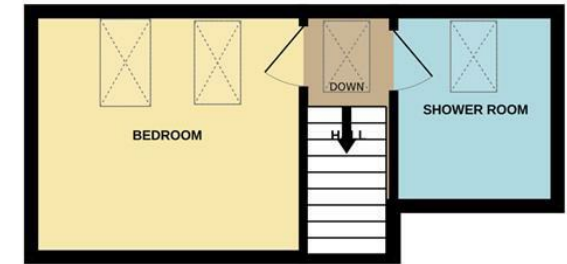
GROUND FLOOR



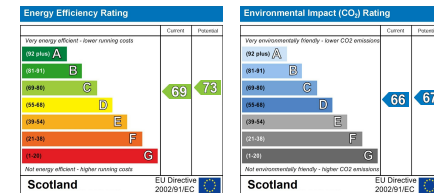
1ST FLOOR



2ND 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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