



39 Kenmount Place, Kennoway, Leven, KY8 5LT

Offers Over £140,000



SPACIOUS 3 Bedroom Semi-Detached Villa situated on a SUBSTANTIAL PLOT with front and rear garden, and Off-Street Parking, in a SOUGHT-AFTER location, just a short drive from the local Primary School, Shops 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 Kitchen, 3 Double Bedrooms, W.C, Shower Room, DG / GCH. Front and Rear Garden, and 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 a decorative double-glazed window leading into the lower hallway, double-glazed windows to the front allow ample natural light. Carpeted stairs with a timber balustrade leads to the upper landing. Under stair cupboards provide storage space. Radiator. Tiled flooring.

LOUNGE

14'9" x 11'5" (4.50m x 3.49m)

Good-sized lounge with a double-glazed window to the front overlooking the garden. Shelved alcove provides display / storage space. Radiator. Engineered hardwood flooring.

DINING KITCHEN

14'8" x 8'2" (4.49m x 2.49m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include a gas hob, extractor fan and an oven. Space for freestanding appliances and dining furniture. Double-glazed window to the rear overlooking the garden. Vertical radiator. Engineered hardwood flooring.

WC

6'7" x 3'2" (2.01m x 0.99m)

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

UPPER LANDING

Hatch provides access to the roof space via a fixed timber ladder. Cupboard houses the gas central heating condensing combi boiler with additional storage space, further cupboard for storage. Radiator. Carpeted.

BEDROOM 1

13'0" x 8'6" (3.98m x 2.60m)

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

BEDROOM 2

11'4" x 8'5" (3.47m x 2.59m)

Additional double bedroom with a double-glazed window to the front. Cupboards provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

8'5" x 8'3" (2.59m x 2.54m)

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

SHOWER ROOM

6'7" x 6'0" (2.03m x 1.83m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower area with a fixed screen and a thermostatic control rainfall shower. Opaque double-glazed window to the rear. Fully wet walled. Heated towel rail. Laminate flooring.

GARDEN

The front garden is a low maintenance space with borders containing established plants and shrubs. To the right is a

driveway offering off-street parking. A path to the side with a metal gate leads to the rear garden. The rear garden is landscaped to provide separate areas, with an area of lawn, borders bursting with plants, shrubs and trees. A paved patio provides an ideal space for garden furniture to relax and enjoy time in the sun entertaining family and friends. The greenhouse offers a perfect opportunity for a keen gardener to potter, growing home produce and plants for the garden. A timber workshop offers a multipurpose space equipped with light and power.

AGENTS NOTES

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

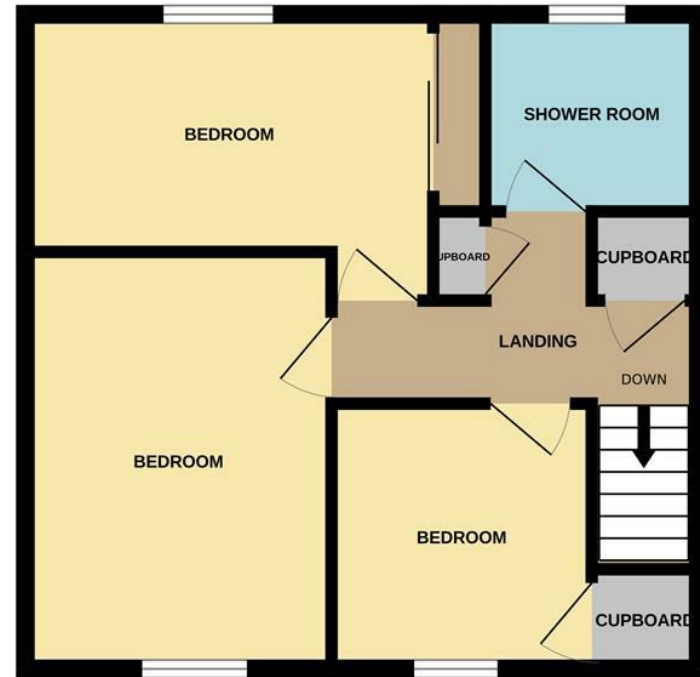




GROUND FLOOR



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			
(91-101) A			
(81-90) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		76	79
Scotland EU Directive 2002/91/EC			

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