



20 Manse Park, Kennoway, Leven, KY8 5LZ

Offers Over £180,000

SPACIOUS 3 Bedroom Semi-Detached Villa, in MOVE IN CONDITION with Gardens, Off Street Parking and a Garage. Situated in a CUL-DE-SAC within walking distance of local amenities, Primary School and Kennoway Den, and a short drive to Leven for the Fife Coastal Path, Beach, Promenade, Golf Courses, High Street, Retail Park, and Train Station offering direct links to Edinburgh City Centre. Accommodation: Hall, lounge, dining kitchen, 3 double bedrooms and a bathroom. DG. GCH. Gardens. Off Street Parking – potential to reinstate the EV charger. 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 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 hallway. Cupboard provides shelving / storage space. Radiator. Laminate flooring. Glazed timber door leads to the dining kitchen.

DINING KITCHEN

17'7" x 16'7" (5.37m x 5.06m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below. Space for dining furniture and several freestanding appliances. Double-glazed windows to the side and rear. Carpeted stairs lead to the upper landing. Radiator. Laminate flooring. Double-glazed patio doors lead to the rear garden.

LOUNGE

17'7" x 10'5" (5.38m x 3.20m)

Spacious lounge with double-glazed windows to the front overlooking the garden. Coving. 2 radiators. Carpeted.

UPPER LANDING

Cupboards provide shelving/storage space and housing for the gas central heating condensing combi boiler. Additional cupboard provided further shelving/storage space. Carpeted.

BEDROOM 1

10'7" x 8'0" (3.23m x 2.46m)

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

BEDROOM 2

8'10" x 7'9" (2.71m x 2.38m)

Additional double bedroom, currently utilised as a home office with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

10'7" x 8'8" (3.24m x 2.65m)

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

BATHROOM

6'3" x 6'2" (1.91m x 1.89m)

3-piece suite comprising: WC, wash hand basin and a bath with wet wall, a pivot screen and a thermostatic control shower above. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Vinyl flooring.

GARDEN

The front garden is low maintenance laid with gravel and borders containing mature shrubs and a beautiful acer tree. A monobloc driveway to the side provides off street parking and leads to the garage. A timber gate to the side leads to the rear garden. The fully enclosed rear garden is low maintenance laid with artificial grass, with a timber decking seating area, and a paved area; a raised timber decking patio provides an ideal space for garden furniture to relax and enjoy time in the sun. A timber door also provided access to the side of the garage.

GARAGE

18'4" x 10'1" (5.61m x 3.09m)

Good-size garage accessed via a metal up and over door provides secure parking with additional storage space and a

fixed workbench. Equipped with light and power. Concrete flooring.

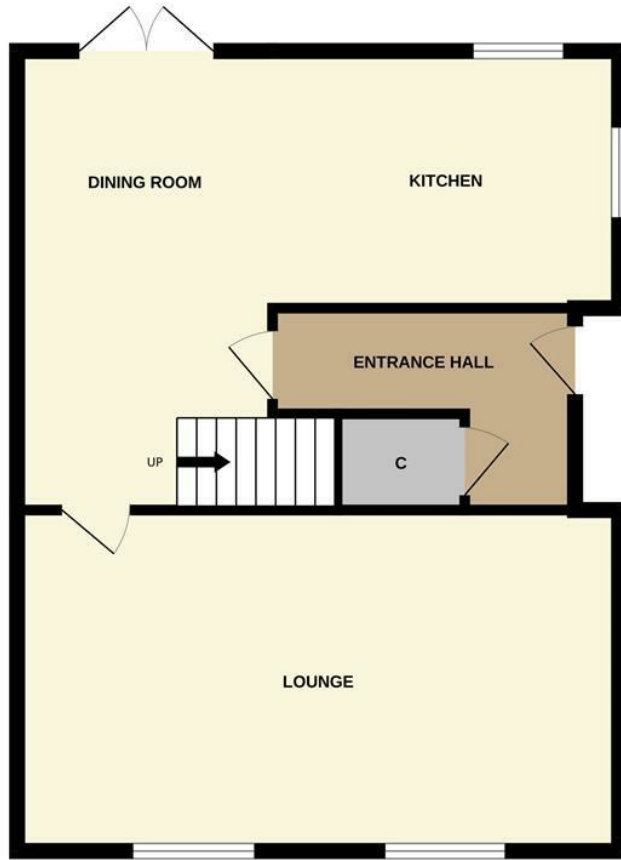
AGENTS NOTES

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

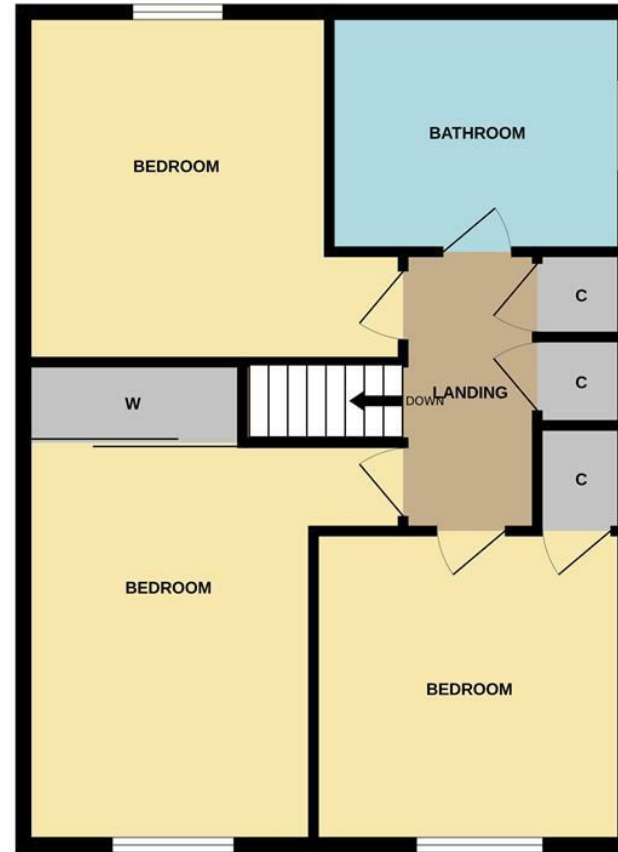




GROUND FLOOR



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.
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(82-100) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs							
Scotland				Scotland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		74	80			75	78

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.