



11 Hutton Browne Grove, Kennoway, Leven, KY8 5TJ

Offers Over £325,000



AMAZING 4 Bedroom 2 Reception 2 Bathroom Detached Bungalow offering one-level living with SPACIOUS AND BRIGHT SOCIAL AREAS, front and rear gardens, Off-Street Parking for multiple cars and a Detached Garage. Situated on a SUBSTANTIAL PLOT a short drive to the local Primary School and amenities. Local Train Station provides direct links with Edinburgh City Centre. Accommodation: Hall, living room, dining area open plan to the kitchen, conservatory, master bedroom with dressing area and ensuite wet room, 3 further double bedrooms and a shower room. DG. GCH. Front and rear gardens with a summer house 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. Kennoway is close to Leven with further amenities and health/leisure facilities, access to the Promenade, Fife Coastal Path, Beach and Golf Courses. 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 opaque double-glazed inlets leading into the hallway through the vestibule. Cupboards provide ample shelving/storage space and housing for the gas central heating condensing combi boiler. Coving. Radiator. Carpeted.

LOUNGE

17'0" x 14'5" (5.20m x 4.40m)

Bright lounge with a double-glazed window to the front. Coving. Radiator. Carpeted.

DINING AREA

11'9" x 9'3" (3.59m x 2.82m)

Good-sized dining area open plan to the kitchen with a double-glazed window to the side. Coving. Radiator. Solid oak flooring.

KITCHEN

17'3" x 10'4" (5.27m x 3.17m)

Beautiful fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Island provides additional storage and food prep area. Integrated appliances include a 5-burner gas hob, extractor fan, eye level oven and oven grill, microwave, washing machine, dishwasher and a fridge/freezer. Double-glazed window to the rear overlooking the garden. Coving. Solid oak flooring. Double-glazed patio doors lead to the conservatory. Opaque double-glazed UPVC door provides access to the garden and garage.

CONSERVATORY

12'6" x 10'9" (3.82m x 3.29m)

Bright conservatory with wrap around double-glazed windows overlooking the garden. Radiator. Solid oak flooring. Double-glazed patio doors lead to the garden.

DRESSING AREA

7'6" x 7'0" (2.31m x 2.14m)

Walk through dressing area with fitted wardrobe providing ample shelving/hanging/storage space. Hatch provides access to the partially floored roof space via a fixed timber ladder. Coving. Carpeted.

MASTER BEDROOM

11'9" x 10'11" (3.60m x 3.33m)

Generous sized double bedroom with a double-glazed window to the front. Coving. Radiator. Carpeted. Doorway to the ensuite wet room.

ENSUITE WET ROOM

8'5" x 7'5" (2.59m x 2.27m)

3-piece suite comprising: W.C, vanity wash hand basin and a wet walled walk-in shower area with a thermostatic control rainfall shower. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Anti-slip wet room flooring.

BEDROOM 2

12'7" x 10'9" (3.84m x 3.29m)

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

BEDROOM 3

12'6" x 10'6" (3.83m x 3.22m)

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

BEDROOM 4

10'10" x 8'2" (3.32m x 2.50m)

Double bedroom with a double-glazed window to the front. Coving. Radiator. Carpeted.

WET ROOM

9'4" x 7'1" (2.86m x 2.16m)

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

GARDEN

The property benefits from generous sized front and rear gardens, the front garden is laid to lawn with a paved ramp providing an accessible entrance to the property. A gravel driveway provides ample off street parking for multiple vehicles and access to the detached garage. A metal gate to the side of the property leads to the rear garden via a paved patio. The rear garden is mainly laid to lawn with timber decking providing an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. The rear garden is fully enclosed within a timber fence surround offering privacy and a safe space for children and pets to play.

SUMMERHOUSE

9'6" x 7'8" (2.92m x 2.34m)

Summer house currently utilised as shelter for the hot tub with double doors to the front, a single door to the side and timber flooring.

GARAGE

18'11" x 9'1" (5.77m x 2.79m)

Detached garage accessed via an electric roller door provides secure parking with additional space for storage. Equipped with light and power. Concrete flooring.

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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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						
(95-100) A	(92-100) A						
(81-94) B	(89-91) B						
(69-80) C	(84-88) C	79	82			78	79
(55-68) D	(79-83) D						
(39-54) E	(74-78) E						
(21-38) F	(69-73) F						
(1-20) G	(64-68) G						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
Scotland	Scotland	EU Directive 2002/91/EC	EU Directive 2002/91/EC	Scotland	Scotland	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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