



**22 Pentland Park, Kennoway, Leven, Fife, KY8 5TQ**

**Offers Over £245,000**



STUNNING 3 Bedroom Detached Bungalow FINISHED TO AN EXTREMELY HIGH STANDARD offering contemporary living areas, garden and off street parking. Situated in a CUL-DE-SAC with easy access to the Primary School, Kennoway Den, The Pilgrims Way, local shops and the bus station. Cameron Bridge Park and Ride Train Station nearby provides direct links with Edinburgh Waverly Station. Accommodation: Living room, breakfasting kitchen, master bedroom with an ensuite shower room, 2 further double bedrooms and a bathroom. DG. GCH. Gardens. 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.

## ACCESS

The property is accessed via a composite door leading directly into the breakfasting kitchen.

## BREAKFASTING KITCHEN

14'7" x 9'1" (4.46m x 2.77m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan, oven and a dishwasher. Fixed breakfasting area. Double-glazed windows to the front and side. Radiator. Low level feature lighting. Tiled flooring. Access to the living room.

## LIVING ROOM

14'7" x 12'1" (4.47m x 3.69m)

Bright living room with a double-glazed window to the front. Feature log burning stove set on a slate hearth. Cornicing. Radiator. Solid oak flooring. Oak sliding door to the hall.

## INNER HALL

Hatch provides access to the roof space. Open cupboard provides storage space. Radiator. Solid oak flooring.

## MASTER BEDROOM

12'1" x 11'0" (3.70m x 3.37m)

Bright double bedroom with a double-glazed patio door and window to the rear overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

6'11" x 5'3" (2.13m x 1.61m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control rainfall shower. Opaque double-glazed window to the side. Heated towel rail. Tiled flooring.

## BEDROOM 2

11'8" x 9'1" (3.58m x 2.77m)

Additional double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

## BEDROOM 3

9'10" x 9'1" (3.02m x 2.78m)

Further double bedroom with a double-glazed window to the side. Fitted wardrobes provide ample shelving/hanging/storage space. Radiator. Carpeted.

## BATHROOM

7'10" x 5'7" (2.39m x 1.72m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a P-shaped bath with a pivot screen and a thermostatic control rainfall shower above. Opaque double-glazed window to the side. Partially tiled. Radiator. Tiled flooring.

## GARDEN

To the front of the property is an area of grass and gravel providing a low maintenance garden with potential to use as additional parking. To the side of the property is a monobloc driveway providing ample off street parking for multiple vehicles. The rear garden is landscaped to provide areas of lawn, low maintenance gravel and monobloc. Ample space

to add garden furniture to relax and entertain family and friends in the sun. Timber sheds provide outdoor storage space. The garden is fully enclosed within a timber fence surround with a gate to the side making this a safe space for children and pets to play.

## AGENTS NOTES

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







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			
(92-100) <b>A</b>			
(81-91) <b>B</b>		77	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>		79	80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

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