



55 Halfields Gardens, Kennoway, Fife, KY8 5HW

Offers Over £110,000



OPPORTUNITY TO ADD VALUE 3 Bedroom Mid-Terraced Property with OFF STREET PARKING. Located within easy access to the local Primary School, Kennoway Den, The Pilgrims Way, local bus station and shops. Close to Leven providing all essential amenities and health/leisure facilities. Close to Cameron Bridge Park and Ride Train Station offering direct links with Edinburgh Waverly. Accommodation: Hall, lounge/dining room, kitchen, 3 double bedrooms and a bathroom. DG. GCH. Enclosed rear garden. 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 opaque double-glazed inlets leading into the lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Vinyl flooring.

LOUNGE DINING ROOM

20'9" x 11'1" (6.34m x 3.38m)

Good-sized lounge dining room with double-glazed windows to the front and rear overlooking the garden. Log burning stove set on a slate hearth. Ample space to create separate lounge and dining areas. 2 radiators. Vinyl flooring.

KITCHEN

15'7" x 8'7" (4.75m x 2.64m)

Galley style 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 freestanding appliances. Double-glazed window to the rear. Coving. Radiator. Vinyl flooring. UPVC door with double-glazing provides access to the garden.

UPPER LANDING

Access hatch to roof space. Cupboard provides storage space. Radiator. Carpeted.

BEDROOM 1

11'11" x 10'1" (3.65m x 3.09m)

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

BEDROOM 2

15'1" x 8'5" (4.62m x 2.57m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Cupboard houses the gas central heating system boiler and the hot water tank. Radiator. Laminate flooring.

BEDROOM 3

10'7" x 8'9" (3.23m x 2.68m)

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

BATHROOM

6'4" x 5'5" (1.95m x 1.67m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and an electric shower unit above. Opaque double-glazed window to the rear. Fully wet walled and tiled. Radiator. Carpeted.

GARDEN

The front garden is laid with mono bloc providing off street parking and access to the front entrance. To the side of the property is a shared pond allowing bin access, with a timber gate leading into the rear garden. The rear garden has an array of plants, shrubs and trees providing colour throughout the seasons. A paved patio offers an ideal spot for garden furniture to relax and enjoy time in the sun. Timber sheds provide outdoor storage. Ready to be transformed by an enthusiastic gardener, this garden provides the perfect canvas for creating a stunning outdoor retreat, with the option to reinstate the pond as a charming focal feature.

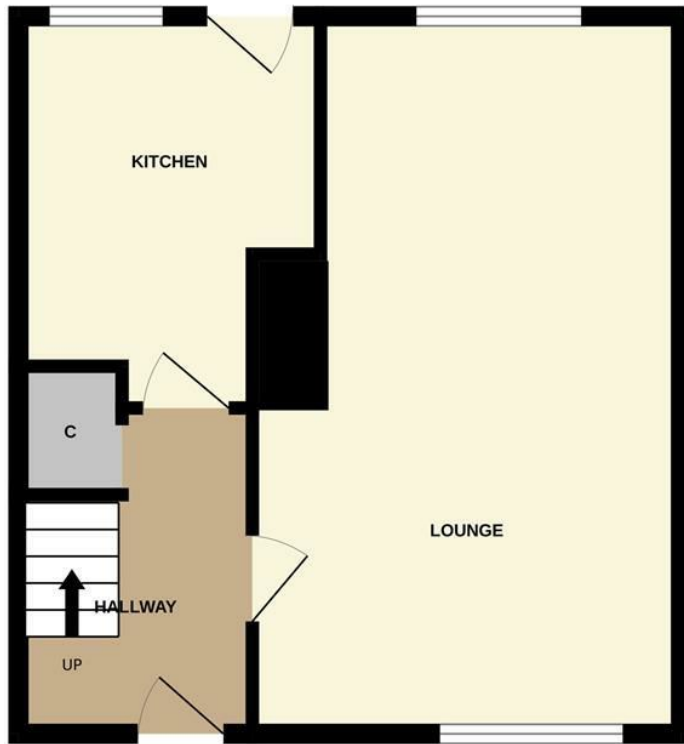
AGENTS NOTES

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	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
1-44	G		
Not energy efficient - higher running costs			
		70	76
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
1-44	G		
Not environmentally friendly - higher CO ₂ emissions			
		70	72
Scotland		EU Directive 2002/91/EC	

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