

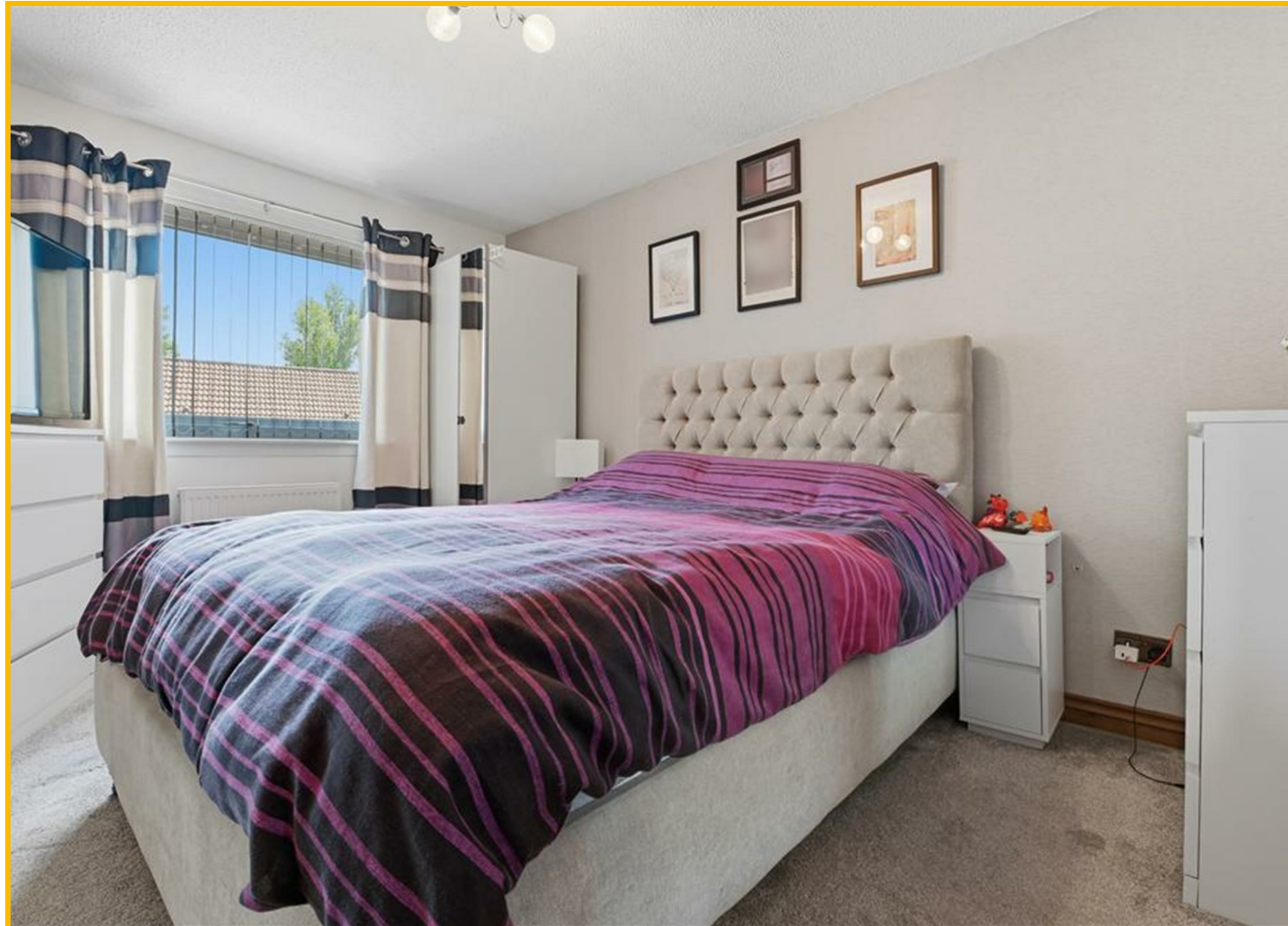


**ANDERVILLE, 21A Forth View, Kennoway, Leven, KY8 5JT**

**Offers Over £310,000**



AMAZING 4 Bedroom 2 Reception Detached Villa READY TO MOVE IN with extensive garden, driveway and detached double garage. Situated on a CORNER PLOT in a Cul-De-Sac with easy access to all amenities including Park and Ride Train Station offering direct links with Edinburgh Waverly Station. Accommodation: Vestibule, living room, dining room, kitchen, inner hall, master bedroom with an ensuite shower room, 3 further double bedrooms, bathroom and an upstairs reception area. DG. GCH. Wrap around gardens. Driveway and a Detached Double 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.

## VESTIBULE

5'2" x 4'1" (1.58m x 1.27m)

Access is via a composite door into the vestibule providing space for storage furniture with a glazed timber door leading into the living room. Coving. Laminate flooring.

## LIVING ROOM

21'3" x 16'11" (6.50m x 5.17m)

Open plan living room with a double-glazed window to the front overlooking the garden. Coving. Radiator. Carpeted/Laminate flooring. Doorways to the dining room, kitchen and inner hall.

## DINING ROOM

11'4" x 9'9" (3.46m x 2.99m)

Bright dining room with a double-glazed window to the front overlooking the garden. Coving. Radiator. Laminate flooring.

## KITCHEN

15'7" x 9'8" (4.76m x 2.97m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan and an oven. Potential to create a breakfasting area and ample space for several freestanding appliances.

Double-glazed window to the side. Radiator. Laminate flooring. Opaque double-glazed UPVC door provides access to the side patio.

## INNER HALL

Carpeted stairs lead to the upper landing. 2 cupboards provide ample storage space and housing for the floor standing gas central heating combi boiler. Coving. Radiator. Laminate flooring.

## MASTER BEDROOM

13'6" x 9'8" (4.13m x 2.97m)

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. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

9'8" x 3'10" (2.96m x 1.18m)

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

## BEDROOM 2

9'9" x 9'8" (2.98m x 2.97m)

Additional 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 3

9'9" x 9'1" (2.98m x 2.78m)

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

## BATHROOM

9'8" x 6'1" (2.96m x 1.86m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin with inset sink and a bath with pivot screen and a thermostatic control rainfall shower above. Opaque

double-glazed window to the side. Heated towel rail. Partially wet walled. Heated towel rail. Laminate flooring.

## UPPER LANDING

15'2" x 11'1" (4.64m x 3.39m)

Provides a reception space ideal for a home office or additional lounge area. With a Velux window to the side with a view towards the Firth of Forth. Doorway to eaves storage area. Radiator. Laminate flooring. Doorway to the upstairs bedroom.

## BEDROOM 4

14'1" x 11'3" (4.30m x 3.43m)

Spacious and bright bedroom with a Velux window to the side again with a view toward the Firth of Forth. Built-in wardrobes with mirrored sliding doors provide shelving/hanging/storage space. Radiator. Carpeted.

## GARDEN

The property sits on a substantial plot providing a generous wrap around garden ideal for a keen gardener to transform into a tranquil haven. The front garden is laid to lawn with a paved path leading to the front entrance. A monobloc driveway provides off street parking for several cars and leads to the detached double garage. To the side and rear of the property is laid with gravel providing a low maintenance outdoor space, a paved patio offers an ideal spot for garden furniture to enjoy time entertaining family and friends in the sun.

## GARAGE

Detached garage provides secure parking for 2 vehicles accessed via timber double doors. Ample additional space for storage.

## AGENTS NOTES

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

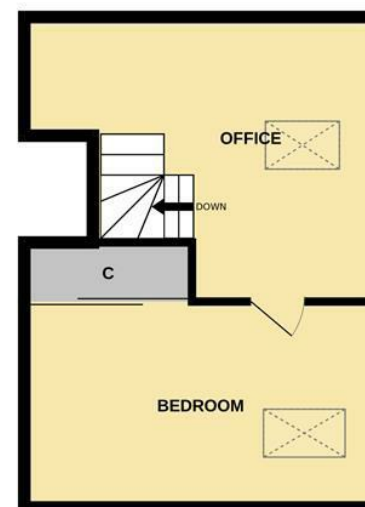




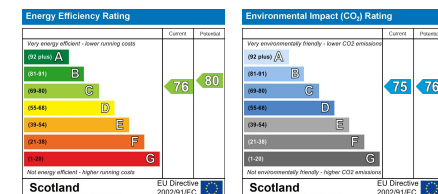
GROUND FLOOR



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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