

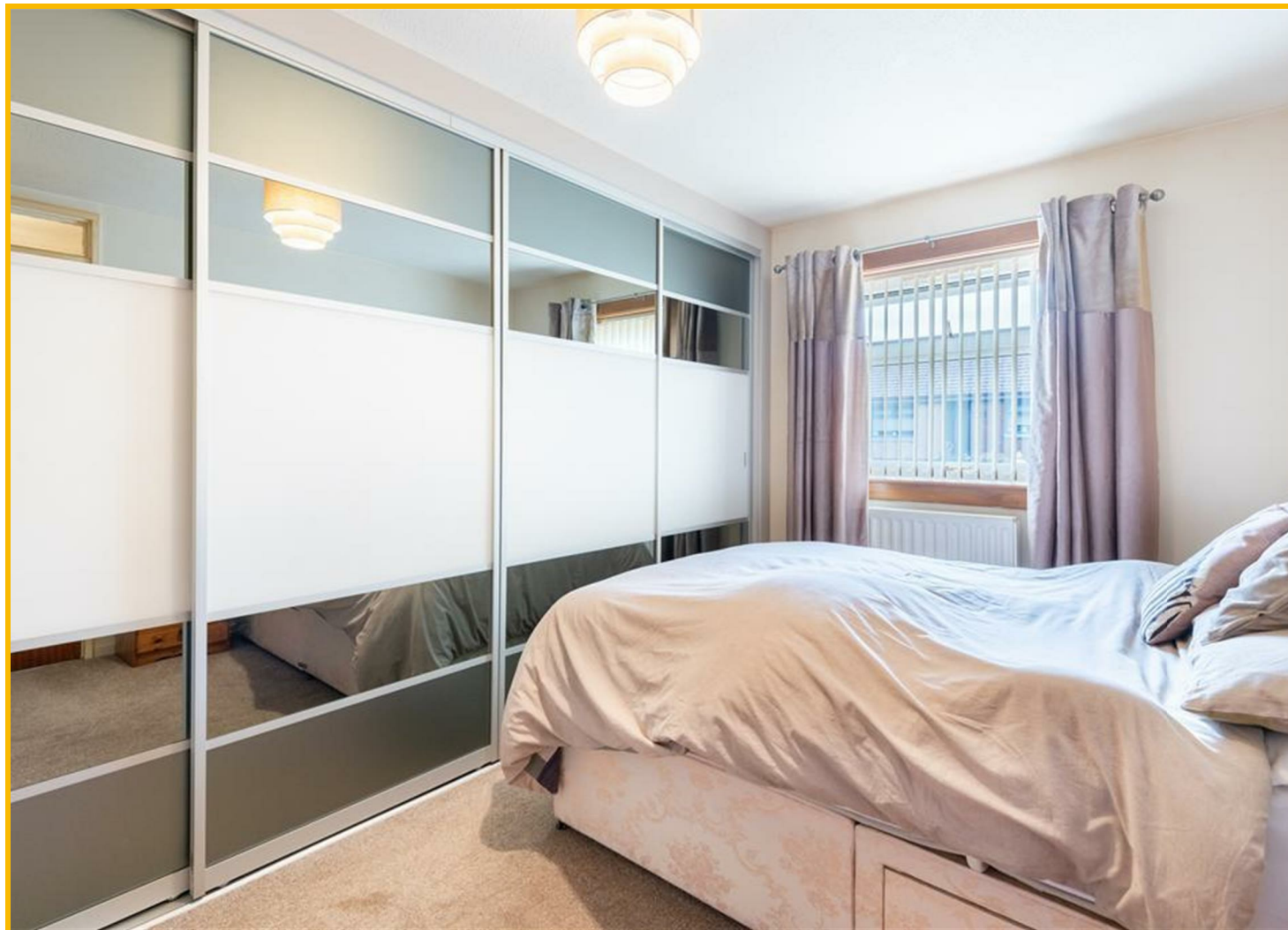


35 Wellshot Road, Kennoway, Leven, KY8 5EG

Offers Over £110,000



RARELY AVAILABLE 2 Bedroom spacious Semi-Detached BUNGALOW with DRIVEWAY, front and rear gardens and a summerhouse. Located within easy access of the local Primary School, amenities and Kennoway Den with a short drive to Leven for all additional shops and supermarkets, Beach, Coastal Path, Golf Courses and train station with direct links to Edinburgh. Accommodation: Hall, living room, breakfasting kitchen, 2 double bedrooms and a wet room. DG. GCH. Front and Rear 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.

HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the hallway. 2 cupboards provide ample shelving/storage space. Hatch provides access to the roof space. Radiator. Carpeted.

LIVING ROOM

13'9" x 11'6" (4.20m x 3.53m)

Bright living room with a double-glazed window to the front. Feature electric fire set in a timber surround. Radiator. Carpeted.

BREAKFASTING KITCHEN

10'7" x 8'9" (3.24m x 2.68m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Integrated appliances include an induction hob, extractor fan, dual ovens below, dishwasher, washing machine and a fridge/freezer. 2 cupboards provide ample shelving/storage space and housing for the gas central heating condensing combi boiler. Double-glazed window to the rear overlooking the garden. Radiator. Vinyl flooring. UPVC door with double-glazed window provides access to the side garden.

BEDROOM 1

12'3" x 7'8" (3.75m x 2.36m)

Double bedroom with a double-glazed window to the front. Built-in wardrobe with sliding doors provides shelving/hanging/storage with fitted drawers. Cupboard offers further shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

10'5" x 7'8" (3.20m x 2.36m)

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

WET ROOM

6'4" x 5'5" (1.95m x 1.66m)

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

GARDEN

To the front of the property is low maintenance laid with a gravel garden containing plants and shrubs. A monobloc driveway provides off street parking with a timber gate leading to the side patio and rear garden. A paved patio offers an ideal spot for garden furniture to relax and spend time in the sun. The rear garden is again low maintenance laid with gravel, a great space to add your own personal touch. A timber summer house provides a sheltered space to enjoy time outdoors all year round.

AGENTS NOTES

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

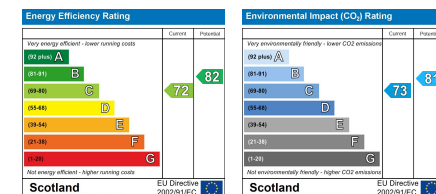




GROUND FLOOR



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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