

38 Kingsdale Gardens, Kennoway, Leven, KY8 5LH

Offers Over £135,000

Fife Properties

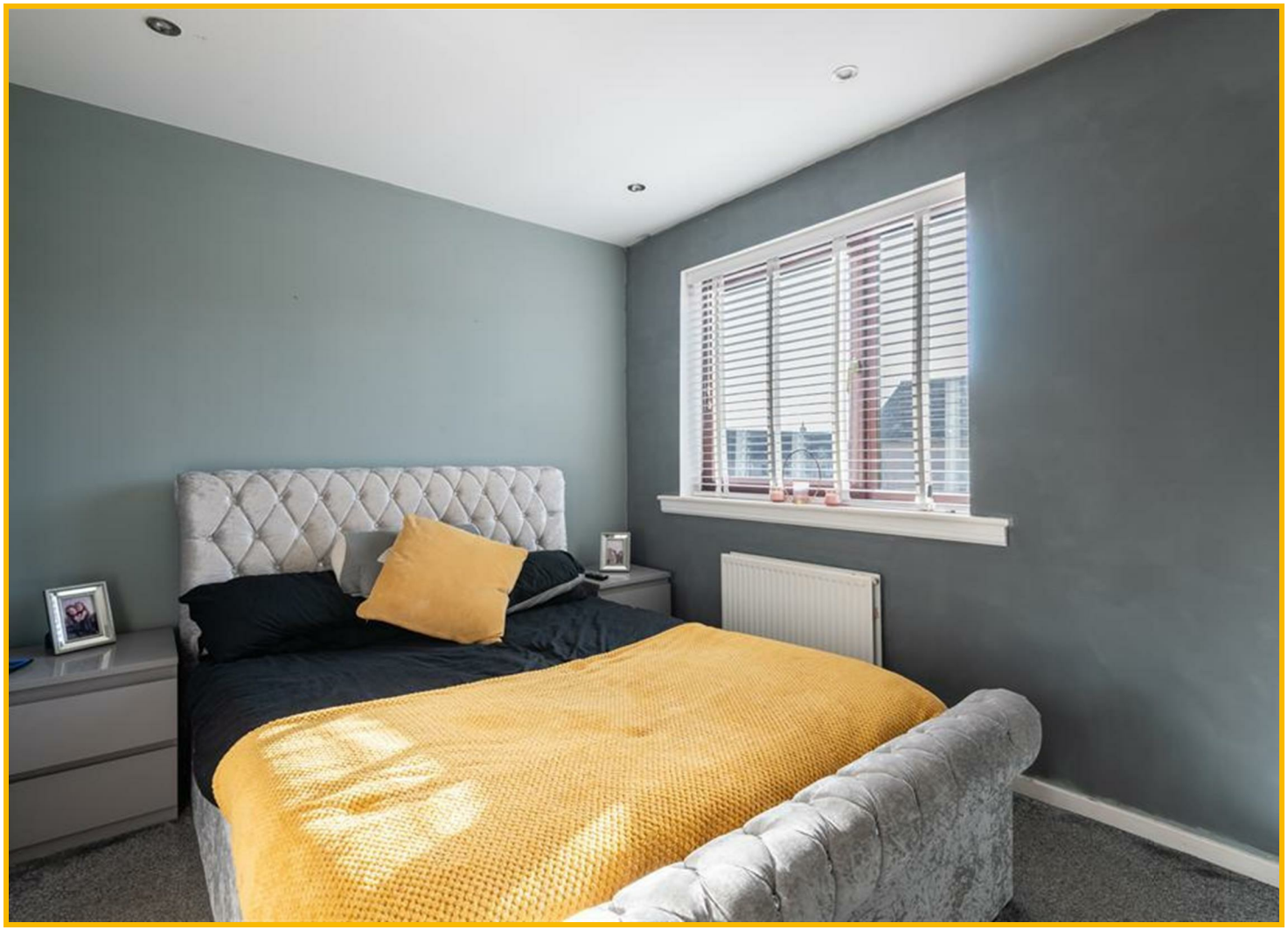
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Fife Properties

SPACIOUS 3 Bedroom End-Terraced Villa with VERSATILE LIVING SPACES, front and rear gardens, off street parking and a GARDEN ROOM. Within walking distance of Kennoway Primary School, and Kennoway Den, and a short drive to Shopping Centre, and on to Leven for the Fife Coastal Path, Beach, High Street, Golf Courses, ad Train Station offering direct links to Edinburgh City Centre. Accommodation: Hall, lounge, kitchen, 3 double bedrooms and a shower room. DG. GCH. Front and Rear Gardens. Off Street Parking. Garden Room. 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-glazing leading into the lower hall. A carpeted stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. Radiator. Laminate flooring.

LOUNGE
20'8" x 10'7" (6.30m x 3.24m)
Spacious and bright lounge with double-glazed windows to the front and rear overlooking the gardens, space to divide and create a dining area. Feature log burning stove inset style with a slate hearth. Drop ceiling detail with up lighting. 2 radiators. Carpeted.

KITCHEN
11'4" x 10'0" (3.47m x 3.06m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Integrated appliances include an electric hob, extractor fan, oven and a washer/dryer. Double-glazed window to the side. Vertical heated towel rail. Laminate flooring. UPVC door leads to the rear garden.

SHOWER ROOM
6'5" x 5'5" (1.96m x 1.66m)
3-piece suite comprising: W.C, vanity washed hand basin and a walk-in shower with a fixed screen and a thermostatic control rainfall shower. Opaque double-glazed window to the side. Fully tiled. Radiator and underfloor heating. Tiled flooring.

UPPER LANDING
Hatch provides access to the roof space. A cupboard provides shelving/hanging storage. Carpeted.

BEDROOM 1
11'11" x 9'1" (3.65m x 2.79m)
Good-sized double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2
14'11" x 9'4" (4.55m x 2.86m)
Additional double bedroom with 2 double-glazed windows to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3
13'5" x 8'4" (4.10m x 2.56m)
Further double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

GARDEN
The front garden is low maintenance laid with shingle and paving; a monobloc driveway with shared access provides off street parking with a timber gate leading to the rear garden. The rear garden is again mainly low maintenance laid with paving, gravel, raised timber decking and an area of lawn. A timber summer house provides an ideal storage space or children's playhouse.

GARDEN ROOM
15'1" x 15'0" (4.60m x 4.59m)
Access is via 2 double-glazed patio doors leading into a great additional reception space with 3 double-glazed windows providing ample natural light, fitted units and equipped with light and power. Electric panel heater. Laminate flooring.

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

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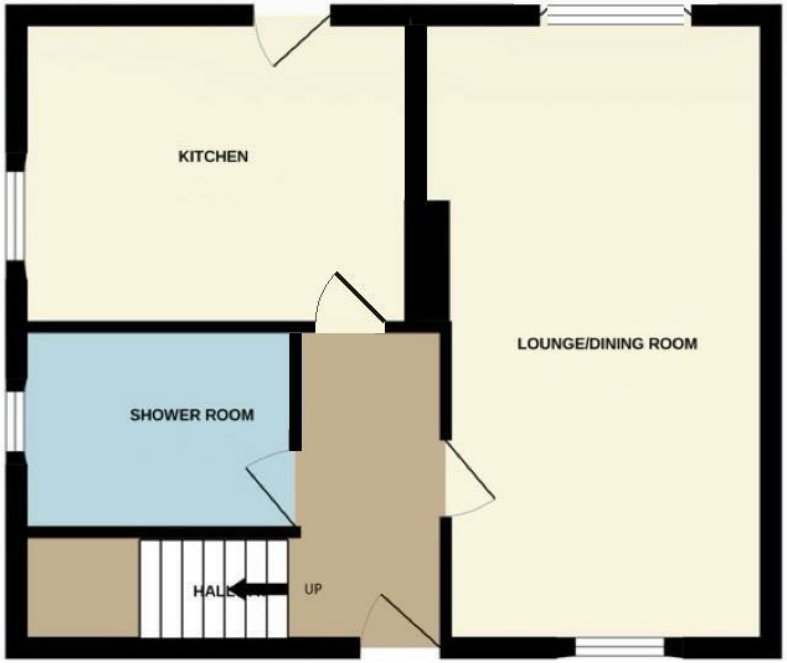



YOU'LL NEVER
WALK ALONE

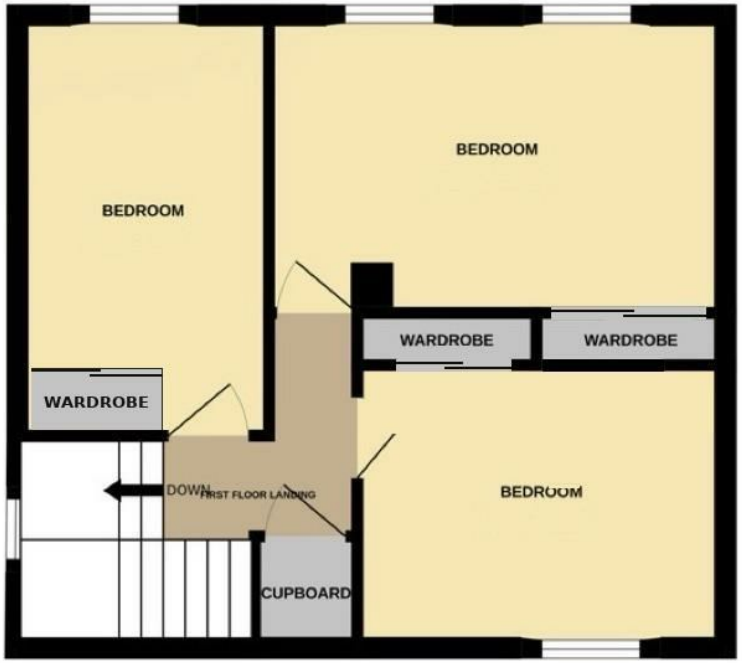




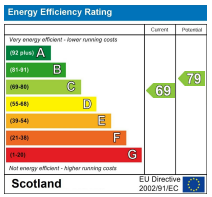
GROUND FLOOR

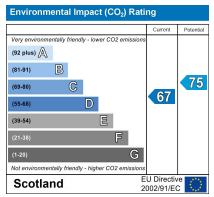


1ST FLOOR



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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