



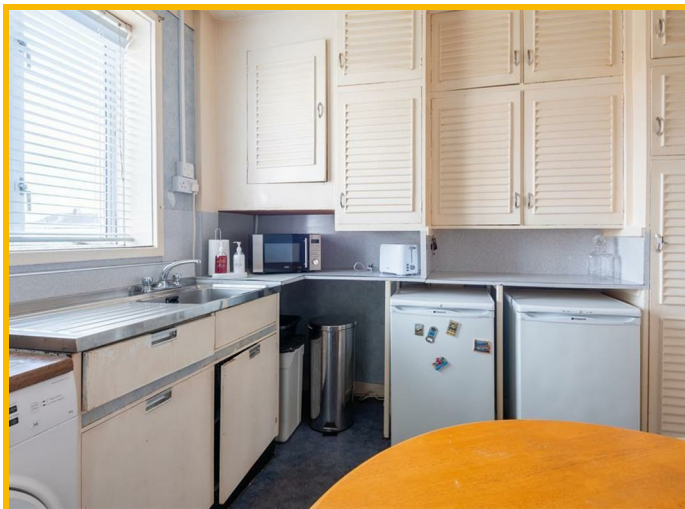
**14 Kenmount Drive, Kennoway, Leven, KY8 5EZ**

**Offers Over £120,000**





SPACIOUS 3 Bedroom Semi-Detached Property on a CORNER PLOT within easy walking distance of local amenities and a short drive to the Cameron Brig Train Station planned for June 2024. Great Family Home with a garden, DRIVEWAY and playpark nearby. Accommodation: Hall, living room, breakfasting kitchen, 3 double bedrooms and a bathroom. GCH. Gardens. Driveway. PERSONAL PROPERTY TOUR available online.



## LOCATION

The village of Kennoway has a local shopping centre, several good restaurants, primary school and generally all-round good amenities. Nearby is open countryside with a network of paths that provide the perfect opportunity to walk, cycle or even run off road. With transportation links to Leven, Kirkcaldy and Glenrothes and the local train station arriving June 2024 that connects to Edinburgh, Dundee and Aberdeen it really makes the village an attractive proposition. Edinburgh international airport is approximately an hour away by road.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a UPVC door leading into the lower hallway. Carpeted stairs lead to the upper landing with a window to the side. Cupboard provides hanging/storage space. Radiator. Carpeted.

## LIVING ROOM

16'10" x 11'9" (5.15m x 3.59m)

Bright living room with windows to the front and rear providing natural light. 2 radiators. Carpeted.

## BREAKFASTING KITCHEN

13'3" x 9'8" (4.05m x 2.95m)

Fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and upstand. Ample space for freestanding appliances and dining furniture. 3 cupboards provide shelving/storage space. Radiator. Vinyl flooring. Opaque double-glazed door provides access to the rear garden.

## BATHROOM

10'0" x 4'3" (3.05m x 1.32m)

3-piece suite comprising: W.C, wash hand basin and a bath with pivot screen and an electric shower above. Opaque window to the front. Cupboard provides shelving/storage space. Partially wet walled. Radiator. Tiled flooring.

## UPPER LANDING

Hatch provides access to the roof space. Carpeted.

## BEDROOM 1

13'11" x 11'10" (4.26m x 3.61m)

Bright double bedroom with windows to the front and rear. Cupboard provides hanging/storage space. Radiator. Carpeted.

## BEDROOM 2

14'11" x 7'9" (4.56m x 2.38m)

Additional double bedroom with window to the rear. Cupboard provides hanging/storage space and houses the gas central heating combi boiler. Radiator. Carpeted.

## BEDROOM 3

12'2" x 10'0" (3.73m x 3.06m)

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

## GARDEN

To the front of the property the garden contains an array of established plants and shrubs with a paved path leading to the front entrance and the driveway. To the side of the property is a paved driveway accessed via metal double gates providing off street parking for several vehicles. The rear garden has areas of lawn, paving and borders containing mature hedgerow and shrubs with ample space for the keen gardener to create an enjoyable outdoor space. Timber shed and garage provide ample outdoor storage space.

## AGENTS NOTES

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







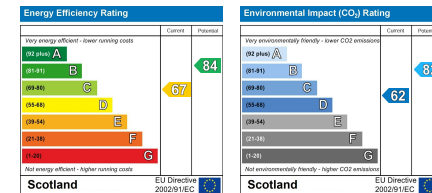




First Floor



Ground Floor



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.