

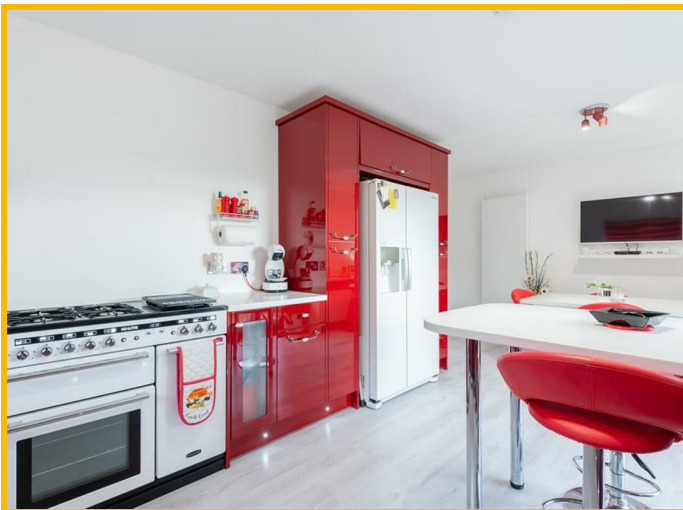


Thistle Cottage, Cupar Road, Kennoway, Leven, KY8 5LR

Offers Over £220,000



STUNNING 2 Bedroom Detached Bungalow FINISHED TO AN EXTREMELY HIGH STANDARD off the main road and within easy walking distance to all local amenities and a short drive to the upcoming Cameron Bridge Train Station due Spring 2024 providing EXCELLENT COMMUTER LINKS. Accommodation: Hall, sitting room, dining kitchen, 2 double bedrooms and a luxury shower room. DG. GCH. Garden. DRIVEWAY. 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 that provide the perfect opportunity to walk, cycle or even run off road. With transportation links to Leven, Kirkcaldy and Glenrothes and soon the local railway station at Cameron Bridge arriving mid 2024 connecting to Edinburgh, Dundee and Aberdeen. It really makes the village an attractive proposition for all ages. Edinburgh international airport is approximately an hour away by road.

DIRECTIONS

Please contact agent for further information.

HALL

Access is to the side of the property via a composite door with opaque double-glazed inlets leading into the hallway. Cupboard houses the gas central heating condensing combi boiler. Hatch provides access to the roof space. Double-glazed window to the side overlooking the park. 2 radiators. Laminate flooring.

SITTING ROOM

13'10" x 13'1" (4.24m x 4.00m)

Spacious sitting room with double-glazed bay window to the rear. Radiator. Carpeted.

BEDROOM 2

9'7" x 9'4" (2.93m x 2.86m)

Double bedroom with double-glazed window to the side. Radiator. Carpeted.

BEDROOM 1

16'6" x 9'3" (5.03m x 2.83m)

Spacious double bedroom with double-glazed window to the front. Fitted wardrobes with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

SHOWER ROOM

9'11" x 8'7" (3.03m x 2.63m)

Luxury 4-piece suite comprising: W.C, vanity wash hand

basin, corner bath and a shower enclosure with sliding doors and thermostatic control rainfall shower. Opaque double-glazed window to the side. Partially wet walled / tiled. Vertical radiator. Laminate flooring.

DINING KITCHEN

19'11" x 13'7" (6.08m x 4.15m)

Stunning contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and Belfast sink. Peninsula worktop provides a breakfasting area. Integrated appliances include dishwasher and washing machine with a freestanding gas range cooker and American style fridge/freezer. Space for dining furniture. Double-glazed window to the front. Vertical radiator. Laminate flooring. Double-glazed sliding patio door leading out to the side patio overlooking the park.

GARDEN

To the front of the property is a low maintenance driveway laid with gravel providing off street parking for several vehicles. A paved path leads to the side entrance. To the opposite side of the property has a paved patio providing an ideal spot for garden furniture to relax and enjoy time in the sun or entertaining family and friends. To the rear of the property is an area of garden accessed via the neighbouring plot.

AGENTS NOTES

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	89
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		77	88
Scotland		EU Directive 2002/91/EC	

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