



Offers Over £138,000  
12 Sandy Brae  
Kennoway, KY8 5JN



DELMOR  
01333 421 816  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)



# Sandy Brae

Kennoway, KY8 5JN

A TRULY OUTSTANDING FAMILY HOME, remodelled and modernised to a high standard, this SEMI DETACHED VILLA forms an ideal first time buy, located within a popular area, accommodation comprises: Hall, superbly appointed lounge with log burner, open plan HIGH END kitchen, redesigned bathroom and two excellent sized double bedrooms, gardens with raised terrace and mono block drive, offering side by side parking. This family home MUST BE VIEWED to be appreciated.





## Hall

Access to this superb family home is through an attractive composite external door with pattern glazed insert. The hall has internal doors leading to the lounge and shower room, a wide staircase rises to the upper level. Cupboard allows for storage, further low level cupboard houses the electric meter and fuse box. Tasteful modern decoration, quality grey oak laminate flooring.

## Lounge

Simply stunning, a beautifully presented public room, positioned to the front of the property with double window formation over looking Windygates Road and the open grassed area beyond. A further feature circular window looks to the side. Focal point for the room is a superb Log Burner set upon a raised tiled hearth. Heavy solid oak mantel. Recessed alcove with cupboard. The room is open plan to the remodelled kitchen. Quality solid oak flooring continues through the lounge and into the kitchen.



## Open Plan Kitchen

The open plan kitchen has been remodelled and enjoys a good supply of modern high end floor and wall storage units, drawer units, contrasting marble effect wipe clean work surfaces with inset sink drainer and mixer taps. Tiled splash backs, narrow breakfast bar. Integrated electric oven, four burner gas hob with modern chrome and glazed extractor above. Integrated and concealed Fridge, freezer and dish washer. Plumbing for automatic washing machine. All switches and power points finished in polished chrome. Window formations and external glazed door exits to the raised terrace and garden.

## Shower Room

The shower room has been tastefully redesigned, extensively tiled, three piece suite comprises low flush WC, wash hand basin set into an attractive vanity and large shower area with shower screen and wall mounted "Mira Decor" electric shower. Matt finished ladder style heated towel rail. Opaque glazed window.



## Upper Level

### Stairs and Landing

The wide staircase rises to the upper level, a window formation at the turn of the stairs and large Velux window allows for natural light. The landing has internal doors leading to the two double bedrooms plus a walk in cupboard (presently being utilised as a small home office). Tasteful modern decoration.

### Bedroom One

An excellent sized double bedroom positioned to the front of the property with double window formation over looking Windygates Road and the open grassed area beyond. Built in wardrobes with mirror sliding doors extend along the greater part of one wall. Recess book shelving. Attractive picture rail decoration.

### Bedroom Two

A second generous sized double bedroom this time located to the rear of the property with double window formation over looking the rear garden. Two cupboards offer storage. Ceiling hatch accesses the attic space.

### Garden and Drive

The garden ground to the front of the property enjoys an area with decorative stone chips and shrubbery plus a mono block drive allowing side by side parking. The larger enclosed gardens to the rear are mainly laid to grass with shrubberies and vegetable patch plus raised decked terrace (enclosed) and timber shed.

### Heating and Glazing

Gas central heating and Double Glazing

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel: 01333 421816  
[www.delmor.co.uk](http://www.delmor.co.uk)  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)

### SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### MEASUREMENTS

All measurements are approximate.



### APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

### MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

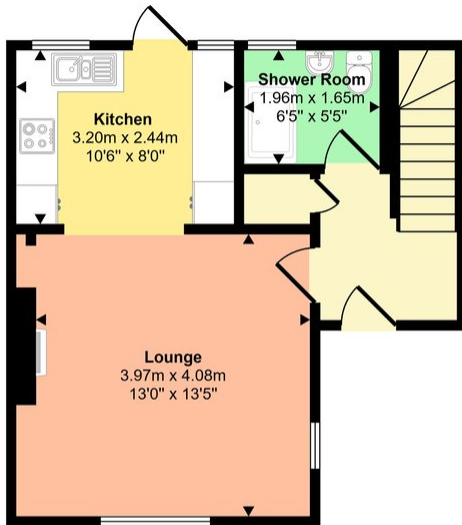


### FREE VALUATION

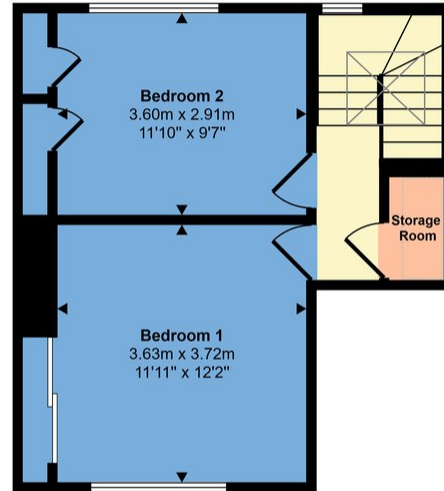
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area  
72 sq m / 779 sq ft



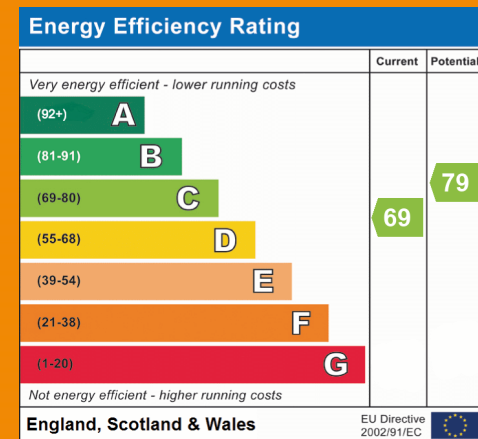
Ground Floor  
Approx 37 sq m / 398 sq ft



First Floor  
Approx 35 sq m / 382 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk