Offers Over £110,000
161 Castle Terrace

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Castle Terrace

Kennoway, Leven, KY8 5EX

Fabulous! This semi detached villa offers exceptional family accommodation and boasts outstanding uninterrupted views to the south over lower Levenmouth, The Forth Estuary and the Lothians beyond. This stylish property has under gone a full renovation with a replacement roof, roughcast external walls, quality double glazing, gas central heating and tasteful neutral décor throughout. Accommodation comprises Vestibule, Hall, well appointed lounge (with uninterrupted views to the south) , superb breakfasting kitchen with most appliances included, remodelled family shower room and three double bedrooms, one with en suite shower room. Beautiful landscaped gardens. An excellent family home in move in condition.

Vestibule

Access to this family home is through an attractively finished panelled and pattern glazed external door. The spacious Vestibule enjoys cloaks hanging space, tiled flooring and a lowered ceiling with coving and down lighters. A further modern panelled and glazed door leads to the hall.

Hall

The tiling in the vestibule continues through to the hall, internal doors lead to the lounge, breakfasting kitchen and family shower room. A wide stair case rises to the upper level. Large walk in storage cupboard. Tastefully decorated with coving and down lighters to the ceiling.

Lounge

14' 4" x 12' 11" (4.37m x 3.94m)
A tasteful, well appointed public room located to the front of the property. With large window formation boasts simply stunning views over open fields and country side to the Fourth Estuary and includes Elie Point, the Bass Rock, Berwick Law and all the way round to Arthurs Seat above Edinburgh. Focal point for the room is a classic log burner contained within an Inglenook style fireplace with flagstone hearth and heavy oak mantle. Tastefully decorated with coving to the ceiling.

Breakfasting Kitchen

4.37m x 3.06m (14' 4" x 10' 0")
A superb breakfasting kitchen that boasts a wide array of light beech wood finished floor and wall storage units, drawer unit, wine rack, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Slot in cooker with stainless steel splash back and modern chrome finished chimney style extractor. The room is extensively tiled including quality over sized tile flooring. Plumbing for automatic washing machine . Down lighters to the ceiling. External door and window egress to the beautifully landscaped rear garden.

Shower Room

1.960m x 1.824m (6' 5" x 6' 0")
The remodelled shower room is tiled and wet walled throughout. Three piece suite comprises low flush WC and wash hand basin set into a tasteful vanity unit and enclosed double shower compartment with drying area and chrome finished thermostatically controlled shower. Opaque glazed window. Tiled flooring.

First Floor

Stairs and Landing

A wide stair case rises to the upper level. The landing offers access to all three bedrooms. Window formation looks to the front of the property and boasts fabulous unrestricted views to the south over lower Levenmouth to the Fourth Estuary. Tasteful décor. Coving to the ceiling.

Bedroom One

12' 4" x 9' 5" (3.76m x 2.87m)
An excellent sized double bedroom, located the front of the property with window formation boasting stunning views to the south. Two separate cupboards allow for storage. Tasteful neutral décor, coving to the ceiling.

Bedroom Two

10' 4" x 13' 8" (3.15m x 4.17m)
A further spacious double bedroom, this time located to the rear of the property with window formation over looking the beautifully landscaped rear gardens. Built in wardrobe with sliding doors. Tasteful décor. Coving to the ceiling.

Bedroom Three

10' 4" x 10' 5" (3.15m x 3.18m)
The sizes include the en suite shower room.
This bedroom is again located to the rear of the property with window formation over looking the beautiful landscaped rear gardens. Built in cupboard.

En-Suite Shower Room

The en suite shower room is accessed by a sliding door from the guest bedroom, three piece suite comprises low flush WC, "Belfast" style wash hand basin and enclosed shower compartment with wall mounted thermostatically controlled shower. The room is tiled through out with contrasting tiled flooring.

Garden

The garden ground to the rear have been fabulously landscaped, a large mono block area is accessed through high double gates to the rear. Curving mono block paths wynd through the manicured lawn. Mature trees, flower beds and beautiful shrubberies, the garden also enjoys a good sized summer house and timber sheds.
It should be noted that the rear garden (Double gates) is accessed from an area of Council garages that are rented out. The area directly to the rear of the double gates has no garage. The present owners and previous owners have used this for unofficial vehicle access thus allowing secure parking. The current owners have applied to rent the area directly to the rear (Cost around £60 per year) and this would allow official access.

Heating and Glazing

Gas Central heating, Double glazing.

Contact Details

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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

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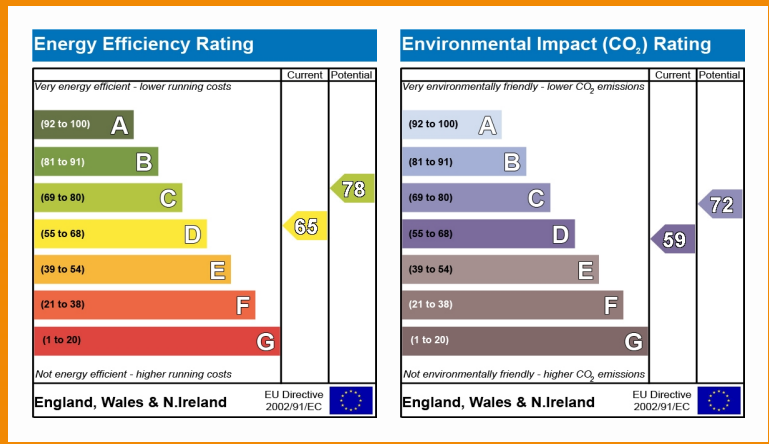

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