



Offers Over £89,000
Swan House



DELMOR

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Swan House

Kennoway, Leven, KY8 5JU

Swan House is a spacious attached villa facing on to the Causeway. Very conveniently located close to shops, primary school and other amenities. Property is constructed of attractive sandstone and benefits from gas fired central heating. Offering surprising spacious accommodation. One the ground floor there is a large lounge, very large dining room and fitted kitchen, on the upper level there are three good sized bedrooms and an attractive modern bathroom. Although in need of some upgrading and decoration this property would make a spacious family home. Adjacent and to the rear of the memorial garden there is a small area of unused land that it is understood that the council may be willing to sell this which would provide the house with a garden.





Lounge

5.46m x 3.98m (17' 11" x 13' 1")

Very generously proportioned lounge with front facing window providing lots of light. Cupboard houses the electricity meters. Door leads to the inner hall and further door to dining room.

Dining Room

5.54m x 3.10m (18' 2" x 10' 2")

Another very spacious room running from front to back of the property with window at either end. Very deep storage cupboard. Door opening to inner hall. Further door to the lounge.

Kitchen

3.69m x 2.58m (12' 1" x 8' 6")

Kitchen is located to the rear of the property with fitted wall and floor storage units, wipe clean worksurfaces and sink and drainer. Oven hob and extractor hood will be included within the sale price. Plumbing for automatic washing machine. Cupboard houses the central heating boiler. Ceiling panelled and wet wall to walls.



Inner Hall

Door opens from the lounge to the inner hall with further doors leading to dining room and kitchen. Large shelved cupboard. Stairs rising to upper level. Back door opens from the inner hall to a small enclosed courtyard where a further door leads out to the street.

Upper Floor

Stairs and landing

Staircases rises from the hall past a window to a landing which offers access to all three bedrooms and the bathroom. Deep storage cupboard.

Bathroom

4.06m x 2.25m (13' 4" x 7' 5")

Spacious bathroom located on the rear of the property with a large window providing light and ventilation. Bathroom is equipped with a three piece white suite comprising; WC, wash hand basin and bath. Cupboard unit with worktop and large corner shower unit. Ceiling is panelled and wet wall to walls.

Bedroom One

5.54m x 3.06m (18' 2" x 10' 0")

Very spacious front facing double bedroom with front and side windows making it very bright.



Bedroom Two

3.20m x 5.01m (10' 6" x 16' 5")

Further very spacious double bedroom again located on the front of the property with two front facing windows.

Bedroom Three

2.29m x 3.07m (7' 6" x 10' 1")

Final bedroom is on the rear of the property with a rear facing window.

Heating and Glazing

Gas central heating.

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

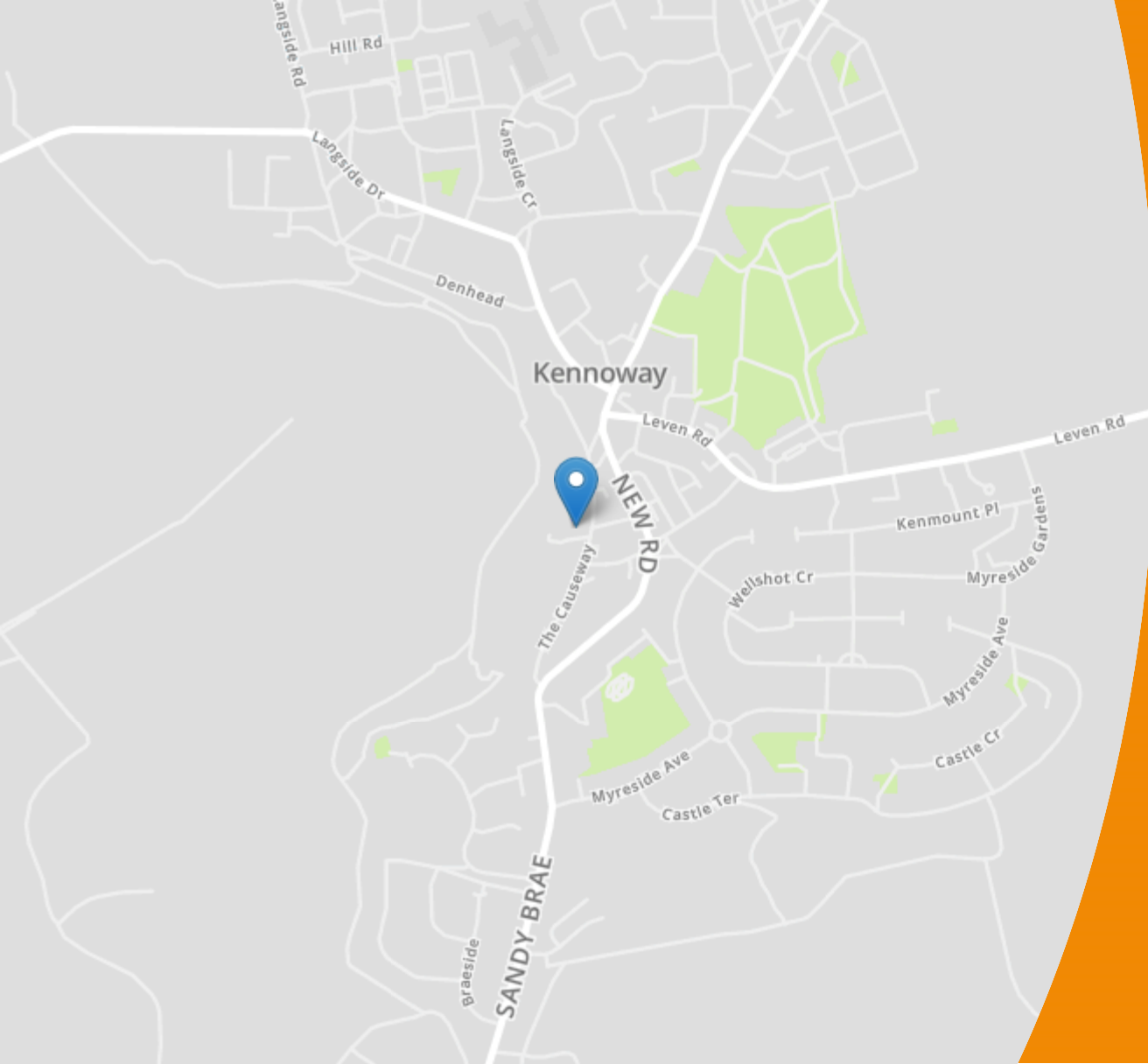
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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