



Offers Over £325,000
The Mound
The Causeway



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The Mound

Kennoway, KY8 5JU

A modern DETACHED VILLA set within expansive landscaped gardens, positioned adjacent to Kennoway Den on an elevated site and offering panoramic views to the south. This family home has main accommodation on two floors and has a partial conversion to the floored loft (Walls lined and decorated, carpeting to the flooring, Velux windows) The ground floor comprises: hall, spacious lounge with open plan dining room and large elevated south facing balcony. Beautifully redesigned kitchen with fully integrated appliances, Family Bathroom and Bedrooms four and five. The lower floor (which is almost self contained) accommodates three bedrooms, the downstairs Bath/Shower Room, Laundry Room and integral garage. Large Gardens with sweeping drive.





Ground Floor

Entrance Hall

Access to this family home is from a short external stair case then through an attractively finished panelled and pattern glazed external door. A matching pattern glazed window to the side of the door maximises natural light. The hall offers access to the remodelled kitchen the dining room, lounge, bedroom four and bedroom five plus the family bathroom. A wide staircase descends to the lower level. Superb Canadian maple flooring.

Lounge

This simply superb sized public room is located to the south (Side) of the building. Large windows offer views over the Balcony and as far as the Forth Estuary. A further window formation looks to the rear. The room is open plan to the Dining Room. Tasteful decoration.

Dining Room

The dining room is open plan to the lounge and enjoys the beautiful Canadian maple flooring. Large enough for the largest of dining room tables plus additional free standing furniture. Window looks to the south. External door leads to the raised balcony. A recently installed open spar staircase rises to

Balcony

This beautifully elevated balcony is located to the south of the property offering glorious views over lower Levenmouth, the Firth of Forth and Lothians beyond. Views through binoculars include Edinburgh Castle, Greater Edinburgh and surrounding country side.

Kitchen

The kitchen has been completely remodelled, fabulous finished and boasting an array of High End floor and wall storage units, drawer units, corner carousel storage, solid block oak work surfaces with inset double enamel sink with mixer taps. Integrated eye level microwave with convectional oven below, Integrated and concealed Fridge, Freezer, washing machine dishwasher and tumble dryer. Convection four burner hob and the most modern of angled extractors. Tiled splash backs. Double aspect windows look to front and side of the property. The quality solid Canadian maple flooring continues through from the hall.





Family Bathroom

The main bathroom is located off the hall. Three piece suite comprises low flush WC, full size panel bath with wall mounted Galaxy Aqua electric shower, wash hand basin set in to tasteful vanity unit with shelving and cupboards .Opaque glazed window looks to the side of the property. The quality solid Canadian oak flooring continues through from the hall.

Bedroom 4

An excellent sized double room positioned to the rear with window formation overlooking the extensive landscaped rear gardens and woodland of Kennoway Den. Open plan wardrobe space. Laminate flooring. .



Bedroom 5

This room is located to the front of the property with window formation overlooking the front driveway and gardens. Recessed wardrobe area. Beautiful Canadian maple floors.

Loft Space

Loft

The substantial loft is extensive redeveloped to offer further accommodation. It is now accessed from a fixed open spar staircase. Some finishing work is required so at present this remains as a floored loft. Fully lined and carpeted with floor level power points. Two separate Velux windows look to the south offering simply glorious views over lower Levenmouth, Forth Estuary and the Lothians. This loft could easily form two further separate rooms (subject to planning and consents).

Lower Floor

Stairs and Lower Hall

An open staircase descends to the lower hall, which in turn offers access to master bedroom, the inner hall, bedroom three and the lower inner hall. plus laundry room and integral garage. The staircase enjoys under-stair storage space. The double glazed external door egresses to the garage .

Bedroom One

Presently functioning as a further public room but easily forms the main bedroom. Located on the lower level to the rear of the property with double extra wide French doors egressing onto the rear patio area. Feature



Lower Inner Hall

The Lower Inner Hall offers access to the downstairs bath/shower room and bedroom two.

Bedroom Two

An impressive oversized double bedroom located on the lower level to the front of the property. The eye level windows overlooks the decking area and the front gardens.

Downstairs Bath/Shower Room

Three piece suite comprises low flush WC, wash hand basin set into tasteful vanity unit and "P" style bath shower combination with thermostatically controlled shower. Extensively wet walled and tiled. Tiled flooring.

Bedroom Three

This large double bedroom is located towards the front of the property with eye-level window formation overlooking the front decking and gardens. Tasteful feature wall decoration.



Laundry Room

The laundry room is located on the ground floor. This room could be converted to form a night time kitchen. Wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Tiled splash backs. Plumbing for automatic washing machine and space for tumble dryer. Opaque glazed eye level window. Tiled flooring.

Garage

5.61m x 3.61m (18' 5" x 11' 10") A long 'tar macadam' drive leads from the gated front of the property along the south side to the spacious brick-built garage at the rear. Light and power.

Garden

The very private garden grounds to the rear of the property comprise. Private patio, large curving driveway, parking and turning spots. Substantial lawns partially enclosed within high walls and fencing. The grounds to the side of the property form a continuation of the 'tar macadam' driveway, flowerbeds and shrubberies. The front gardens are accessed via patterned wrought-iron double security gates. Flowerbeds and shrubberies comprising both traditional and oriental plants. Raised decking with open spar staircase rises to the front door of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(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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