



Offers Over £295,000  
1 Pentland Drive



DELMOR

01333 421 816

[leven@delmorestateagents.co.uk](mailto:leven@delmorestateagents.co.uk)



# Pentland Drive

Kennoway, Leven, KY8 5TX

SIMPLY STUNNING, this fabulously appointed DETACHED CHALET BUNGALOW is in pristine order throughout. Accommodation at ground floor level comprises: Vestibule, hall with great storage, beautifully presented lounge, formal dining room (Previously bedroom Four) luxurious kitchen with all appliances integrated, extensive sun room with Swedish style Log Burner, bedroom and redesigned shower room, the upper floor accommodates two further large double bedrooms, family bathroom and home office. Integral GARAGE and beautifully landscaped, easily maintained gardens. This stunning family home must be viewed to be appreciated.





### Vestibule

Principle access to this stunning Family Home is through an attractive quality external door. The vestibule enjoys tasteful ceramic tile flooring, a further modern oak and glazed door leads to the hall.

### Hall

The "T" shaped hall offers access to the lounge, formal dining room, luxurious kitchen, downstairs bedroom and shower room. Three separate cupboards offer excellent storage. A wide staircase rises to the upper level. Tasteful professional décor. Coving to the ceiling.



### Lounge

A beautifully presented public room positioned to the front of the property with large window formation over looking the landscaped front garden and Pentland Drive. Focal point for the room is an attractive electric fire set within solid marble hearth surround and mantle. Again professional modern décor and coving to the ceiling.

### Formal Dining Room

Previously the fourth bedroom, this public room is semi open plan to the fabulous sun room, tastefully decorated and including coving to the ceiling. Ample space for a good

dining room table and additional free standing furniture.

### Sun Room

The extensive Sun Room is formed from the large extension to the rear of the property, fabulously presented with quality Italian style over sized tiling to the floor. Windows on three sides together with the external French doors exit to the beautifully landscaped rear garden. The main feature for the room is a superb modern Swedish style log burner set upon a circular marble hearth. Under floor heating.

### Luxurious Kitchen

The most luxurious of kitchens boasting an array of high end gloss finished floor and wall storage units, drawer units, pull out storage, sold granite (Quartz infused) wipe clean work surfaces with inset one and a half basin sink with mixer taps. Integrated side by side four burner hob, contemporary angled extractor, eye level conventional oven along side a further microwave/oven and plate warmer, integrated and concealed fridge, freezer, dish washer and washing machine. Integrated wine cooler. The fabulous over sized Italian style tiled flooring continues through from the Sun Room. Modern vertical radiator with inset mirror. Down lighters to the ceiling. Window formation over looks the beautiful landscaped rear garden



### Shower Room

The downstairs shower room has been recently redesigned, beautifully finished and tiled throughout. Three piece suite comprises low flush WC with concealed cistern, wash hand basin set into a tasteful vanity, enclosed and tiled shower compartment with thermostatically controlled shower. Chrome finished ladder style heated towel rail. Down lighters to the ceiling. Opaque glazed window.

### Bedroom Three

The downstairs bedroom is positioned to the front of the property with window formation over looking the front garden and Pentland Drive. Professional neutral decor.

## Upper Floor

### Stairs and Landing

A wide staircase rises to the upper level. The landing offers access to two further double bedrooms, the family bathroom and the home office. Ceiling hatch leads to the loft space.

### Master Bedroom

The excellent sized master bedroom is positioned to the rear of the property with window formation over looking the landscaped rear garden. Modern built in wardrobes extend

along the greater part of one wall. Tasteful professional decor.

### Bedroom Two

A further excellent sized double bedroom this time positioned to the front of the property with triple window formation over looking Pentland Drive. Built in wardrobes with sliding doors extend along the entire length of one wall.

### Family Bathroom

The family bathroom is tiled throughout. Three piece suite comprises; low flush WC, modern bowl style wash hand basin set upon an attractive vanity plus a Jacuzzi bath with concealed mixer taps. Fixed mirror. Contemporary curving radiator. Tiled flooring. Velux window formation.

### Home Office

The small fitted Home office is accessed from the landing. A great work area. Low level door gives access to the eave storage space.

### Integral Garage

The integral garage has vehicle access through an up and over door from the mono block drive. Large enough for a good sized family car with additional work/storage space. A





pedestrian door exits to a patio and rear gardens.

### Garden

The garden to the front of the property is laid to lawn, shrubberies and wide mono block drive ( side by side parking) leading to the garage. The rear garden has been beautifully landscaped and designed for easy maintenance, offering a great deal of privacy and enjoying fabulous patio area, astro turf lawn with clothes drying area, flower beds and shrubberies plus timber shed with light and power.

### Heating and Glazing

Gas central heating. Double Glazing.

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel: 01333 421816  
[www.delmorestateagents.co.uk](http://www.delmorestateagents.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

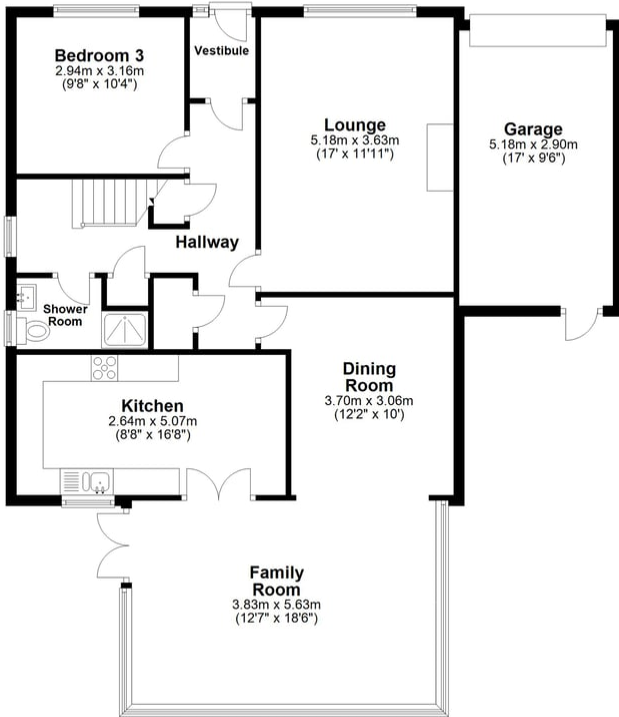
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





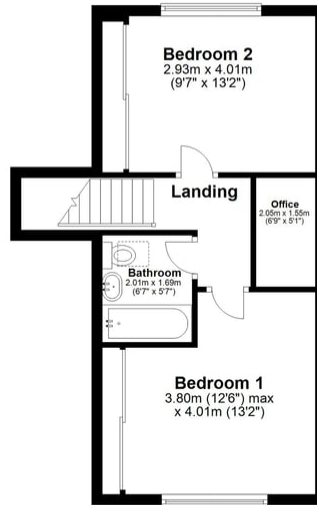
**Ground Floor**

Approx. 111.6 sq. metres (1201.3 sq. feet)



**First Floor**

Approx. 39.7 sq. metres (427.3 sq. feet)



Total area: approx. 151.3 sq. metres (1628.6 sq. feet)

Please note floor plan is for guidance only and all efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

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

52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmorestateagents.co.uk