



Offers Over £124,000
5 Myreside Gardens
Kennoway, KY8 5TR



DELMOR

01333 421 816

leven@delmorestateagents.co.uk



Myreside Gardens

Kennoway, KY8 5TR

A fantastic first time buy or buy to let opportunity awaits in this family home located in a quiet cul de sac on the southern edge of Kennoway. This SEMI DETACHED VILLA is double glazed throughout with gas combi central heating. Accommodation comprises on the ground floor; Hall, spacious lounge, large kitchen diner, the upper floor accommodates three bedrooms and family bathroom. Gardens to both the front and rear that include a driveway allowing off street parking. Viewing strictly by appointment.





Hall

Access to this family home is through an attractive mahogany and pattern glazed UPC external door. An opaque glazed window to the side of the door attracts further natural light. The hall enjoys tiled flooring, wood and glazed doors lead to the lounge and the spacious kitchen diner. A wide staircase rises to the upper level.

Lounge

The spacious lounge is located to the front of the property with floor to ceiling window and sliding glazed door over looking the front garden and into the street. Focal point for the room is display flame fire set upon a marble hearth with marble effect surround and faux marble moulded mantle. The tiled floor, Coving and central ceiling rose.



Kitchen Diner

This spacious kitchen is located to the rear of the property with two separate window formations looking over the large rear garden with further UPVC door leading also to the rear garden. The kitchen enjoys a range of floor and wall storage units, drawer units, wipe clean work surfaces with inset stainless steel sink, drainer and mixer tap, tiled splash backs. Integrated oven with extended five burner hob and chrome and glazed extractor above. Space and plumbing for automatic washing machine, space for free standing fridge freezer. Modern panelled and mirrored ceiling with down lighters. Large dining/breakfasting area would accommodate a good sized dining table. Tiled flooring and a cupboard gives under stair storage.

First Floor

Stairs and Landing

A wide staircase rises to the upper level. Doors lead to the family bathroom and all three bedroom. Cupboard allows for storage. Ceiling hatch accesses the attic space.



Bedroom One

An excellent sized double bedroom located to the rear of the property with window formation offering elevated views over the roof tops of Kennoway and Levenmouth to the Forth Estuary beyond. Built in wardrobes with mirror sliding doors extend along the full length of one wall. Neutral decor, central ceiling light, carpet flooring with oak effect skirtings, facings and doors.

Bedroom Two

The second bedroom is again a double, this time located to the front of the property with window formation over looking the quiet cul de sac. Two separate cupboards offer storage. Carpet floor covering, spotlighting to the ceiling and wood oak effect finishings throughout.

Bedroom Three

A further bedroom again located to the front of the property with window formation over looking the quiet cul de sac. Large cupboard allows for storage and houses the gas combi central heating boiler. Neutral decor, carpet floor covering, spot lighting to the ceiling and wooden oak effect finishings and door.

Family Bathroom

The family bathroom benefits from extensive tiling and wet wall throughout. Three piece suite comprises low flush WC, pedestal wash hand basin and bath with wall mounted shower that includes a rain drop head, full body sprays and hand held shower fittings. Chrome finished ladder style heated towel rail. Opaque glazed window allows for natural light and ventilation.

Garden

The front garden is designed for easy maintenance, mainly laid to stone chips with flagstone pathways leading to the front entrance with further paving to create a driveway. The rear gardens benefit from a clothes drying green and flagstone footpaths. A further cupboard beneath the stairs allows for further storage.

Heating and Glazing

Gas central heating. Double glazing.





Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
01333 421816
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

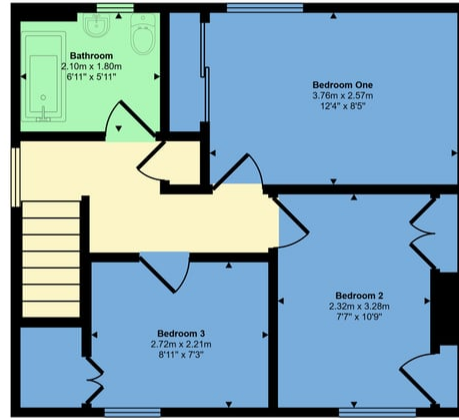
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area
81 sq m / 867 sq ft



Ground Floor
Approx 41 sq m / 439 sq ft



First Floor
Approx 40 sq m / 428 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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	

52 Commercial Street, Leven, KY8 4LA
01333 421 816
leven@delmorestateagents.co.uk