



Offers Over £94,500
The Swan Cottage



DELMOR

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The Swan Cottage

Kennoway, Leven, KY8 5JU

Swan Cottage is a charming stone built period property enjoying an excellent location on The Causeway overlooking its own enclosed garden. The cottage offers surprisingly spacious accommodation with the vestibule, hall, lounge, kitchen and bathroom on the ground floor and two double bedrooms upstairs. Particular features include the spacious lounge with fire place and three front facing windows and an excellent refurbished modern bathroom. In front of the property is a triangular paved area of garden for ease of maintenance. The property does not require any redecoration but has the potential to create a beautiful home. Viewing strictly by appointment.





Vestibule and Hall

Good quality timber outer door leads into the vestibule with a further decoratively glazed inner door giving way in the hall. The hall gives access to the Lounge, Kitchen and bathroom. A deep under stair cupboard offer storage and stair case rises to the upper level.

Lounge

Very attractive room located on the front of the property with three windows providing an abundance of natural light. An ornate fire place with tiled hearth house a display gas fire. A glazed door leads to the hall, good quality hard wood floor, window blinds and dado rail.

Kitchen

Kitchen opens from the hall and has a front facing window over looking the front garden. Equipped with wall and floor storage units, wipe clean work surfaces with stainless steel sink and drainer, four burner gas hob with extractor fan above and oven below. Space for fridge freezer and plumbing for an automatic washing machine. Tiled splash back and laminate flooring.



Bathroom

Very attractive upgraded bathroom equipped with three piece suite comprising; pedestal wash hand basin, low flush WC and bath with wall mounted shower. Shower has both rain fall and free hand shower heads, mixer tap and glazed screen. Opaque glazed window provides light and ventilation. Extensively wet walled throughout complimented by the panelled ceiling with spotlighting. Large Storage cupboard.

Upper Level

Upper Hallway

Upper Hallway gives access to both bedrooms, has a large storage cupboard and attic hatch for access to the loft.

Bedroom One

A very spacious double bedroom located to the front of the property with Velux window providing light, good quality laminate flooring. Room sizes are inclusive of the combed ceiling.

Bedroom Two

A further double bedroom with Velux window enjoying a pleasant out look along the causeway. There is a deep built in wardrobe offering storage.



Gardens

The garden is located to the front of the property and is paved for ease of maintenance, enclosed by fencing.

Glazing and Heating

Combi gas boiler and Single Glazed windows

Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
Fife
KY8 4LA

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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.

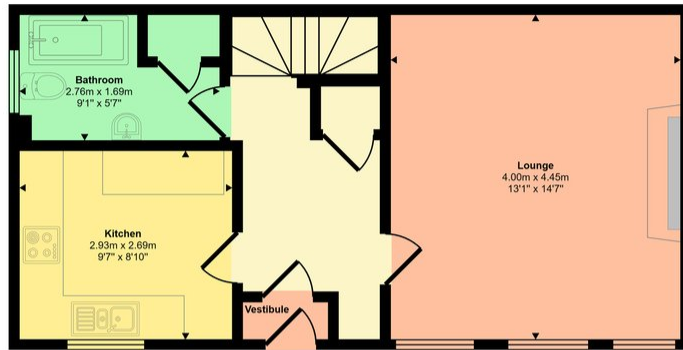
MORTGAGE & FINANCIAL ADVICE

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.

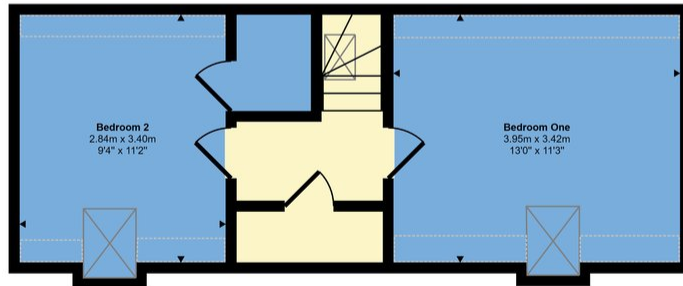
FREE VALUATION

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.

Approx Gross Internal Area
72 sq m / 777 sq ft



Ground Floor
Approx 41 sq m / 440 sq ft



First Floor
Approx 31 sq m / 337 sq ft

Denotes head height below 1.5m

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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