



Offers Over £250,000  
Rosebank  
Denhead



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# Rosebank

Kennoway, KY8 5LF

\*\*\*Price adjustment now £30,000 below Home Report Value\*\*\*

A superbly spacious EXTENDED SEMI DETACHED family home awaits you in this traditional FOUR bedroom property over looking the popular Kennoway Den. Located in the residential area of Denhead in Kennoway, walking distance to a host of local amenities including shops, travel routes including the new rail station and the local primary school. Accommodation comprising; Entrance Hallway, Lounge, Dining Room, fabulous redesigned Kitchen, Utility, 4 bedrooms (one at ground level) 2 Shower Rooms (one at ground level) and an En Suite Bathroom. Some furnishings may be included by separate negotiation. Viewing strictly by appointment







### Entrance Hallway

Entry to this wonderfully spacious property is via solid timber door and into the hallway. Doors lead to the Lounge and Bedroom 2, with wide turning staircase rising to the upper level. Large under stair storage cupboard. Neutral decor with Spanish slate tiling to the floor.

### Lounge

A wonderfully spacious lounge with large window formation looking to the front of the property. All window coverings are included within the sale. Focal point of the room is the live log burning stove in set to fireplace with oak style mantle and slate hearth set against the feature brick wall. Log burner is included within the sale price. Alcove offers display shelving and room for log storage. Hard wood flooring, central ceiling light and coving to the ceiling. Semi open plan to the dining room with steps rising for access.

### Dining Room

Located to the rear of the property another excellent sized room offering space for a formal dining room or a secondary relaxed sitting room. Flooded with natural light from the double French style patio doors and side windows. Door leads to the Kitchen.



### Kitchen

A well designed and thought out modern kitchen offering a range of wall and floor storage units, drawers and display cabinets, fantastic 'Silestone' work surface with under counter sink with mixer tap and secondary smaller sink with Instant Hot water Tap. Space for freestanding Fridge Freezer, space & plumbing for dish washer, raised level oven & grill, plus additional under counter oven with Induction Hob and co ordinating extractor fan above, wine rack and tiled splashback. Extra large window looks to rear garden and a further internal door gives access to the Utility Room.

### Utility

Access to the utility comes via the kitchen and offers space for tumble dryer, space and plumbing for automatic washing machine, worktop space with inset sink. Window looks to the side of the property and offers natural light. Doors lead to downstairs shower room, bedroom 2 and an exterior door gives access to the garden to the side and rear.

### Shower Room (ground level)

Ground floor Shower Room comprising; low flush WC, wash hand basin and enclosed shower cubicle. Extensively tiled and wet walled throughout, opaque glazed window offers light and ventilation.



### Bedroom 2 (ground level)

Located on the ground level to the front of the property, an excellent sized double bedroom with extra large window offering an abundance of natural light. Two large storage cupboards, one of which houses the Combi boiler. Doors give access to the entry hallway and to the utility.

### Bedroom 1 and En Suite

The main bedroom with window formation looking over the front of the property and over the top of Kennoway Den. Double built in wardrobe with full mirror sliding doors for storage and further door leads to the En Suite. A fabulously redesigned luxury en suite comprising; Carlton style high level traditional wc, wall mounted wash hand basin, free standing bath and separate enclosed curved shower cubicle with thermostatically controlled shower with both rain fall and hand held fitments. Extensively tiled throughout, opaque glazed window offers light and ventilation. Finished with a traditional heated towel radiator and spot lighting to the ceiling.

### Bedroom 3

A further double bedroom to the front of the property with window formation over looking the tops of Kennoway Den. Bright neutral decor complimented by the natural light.

### Bedroom 4/ Nursery

Single bedroom located towards the front of the property this room is currently being used as a music room, it would make an ideal Nursery or even home office space. Bright neutral decor with lots of natural light.

### Family Shower Room

A fantastic sized shower room with large opaque glazed window allowing natural light and ventilation. Comprising of Large walk in shower with both rain fall and hand held fitments, low flush WC and pedestal wash hand basin with vanity cabinet above. Wet wall to large part of the room around shower and WC, neutral decor throughout.

### Garden and Out Building

Small garden to the front of the property, mainly laid to a combination of grass, decorative stones and shrubberies all enclosed by brick walls and fencing, pathway leads to the front door entrance. There is a wide shared access path to the side that leads to the rear garden. The rear garden is split into sections and offers various seating areas and an allotment style area which includes vegetables, herbs, raspberries and a variety of fruit trees. A well sized brick built out house/workshop.







### Attic Space

The Attic is partially floored with lighting and Ramsey Ladder for access.

### Heating and Glazing

Double glazing and Gas Central Heating

### Contact Details

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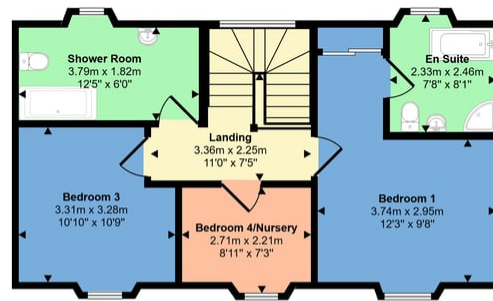
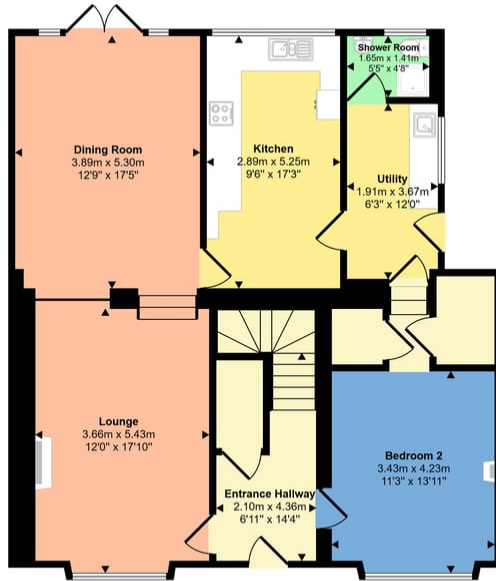
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Approx Gross Internal Area  
161 sq m / 1735 sq ft



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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