



Offers Over £255,000
Jendaya
Promenade



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Jendaya

Leven, KY8 4PH

Located on Leven Promenade with superb views to the Forth Estuary and Lothians beyond, this DETACHED BUNGALOW is positioned within a stones throw of Leven Beach, the leisure centre and Railway station and within walking distance of the High Street, Golf Courses and many other amenities, Accommodation comprises: Hall , lounge , open plan dining room, breakfasting kitchen, conservatory (In need of attention) modern redesigned shower room and three excellent sized bedrooms. Generous sized gardens with drive and garage .Gas Central Heating, Double Glazing, Replacement Roof. A well maintained ideal blank canvas for the discerning buyer, Viewing strictly by appointment.





Hall

Access to this family home is through a traditional panelled timber external door. An opaque glazed narrow window to the side of the door allows for natural light. The hall has internal doors leading to the lounge, breakfasting kitchen, all three bedrooms and the redesigned shower room. Ceiling hatch accesses the attic space. Cupboard houses the gas combi central heating boiler and offers additional storage. Cloaks hanging space.

Lounge

A very bright and superbly spacious public room, positioned to the front of the property with large double window formation offering views over the front garden, the car park opposite and onto the Forth Estuary and Lothians beyond. The focal point for the room is an attractive gas fire set upon a marble hearth with marble surround and moulded wooden mantle. The lounge is open plan to the dining room.

Dining Room

The dining room is open plan to the lounge and has an internal door leading to the breakfasting kitchen. An internal window formation looks into the conservatory.

Breakfasting Kitchen

Again very spacious, the breakfasting kitchen has a good supply of wood finished floor and wall storage units, wipe clean work surfaces with inset sink, drainer and mixer taps. Tiled splash back. Space for slot in cooker (included, double electric oven and four burner gas hob) and a fixed overhead extractor. Plumbing for both washing machine and dishwasher. Space for a small breakfasting table. Additional cupboard. Double window formation over looks the expansive rear garden. Door leads to the conservatory.

Conservatory

The conservatory is in need of attention, positioned to the rear of the property. Windows on three sides and sliding glazed door egressing to the enclosed gardens.

Bedroom One

An excellent over sized double bedroom positioned to the front of the property with double window formation offering great views to the south to include Largo Bay, Elie Point and the Forth Estuary. Large walk in cupboard with shelving offers storage.





Bedroom Two

The second double bedroom is located to the rear of the property with window formation over looking the expansive landscaped rear garden. Large walk in cupboard with shelving offers storage.

Bedroom Three

The third double bedroom is again positioned to the front of the property with window formation offering great views to the south.

Shower Room

The shower room has been superbly remodelled and enjoys a tasteful modern finish. Three piece suite comprises low flush WC with concealed cistern and wash hand basin set into an attractive vanity, plus a large double shower compartment with thermostatically controlled shower. Tiled flooring, opaque glazed window

Garage

The timber garage is in need of some attention. An up and over door from the mono block drive allows vehicle access.

Garden

The property occupies an expansive corner plot, the garden to the front of the property is mainly laid to lawn interspersed with trees, bushes, shrubs and flower beds. The large rear garden has a drying green, patio seating area, shrubs, Rockeries, shed, greenhouses and garage plus a generous sized mono block drive leading to the garage and allowing secure parking.

Heating and Glazing

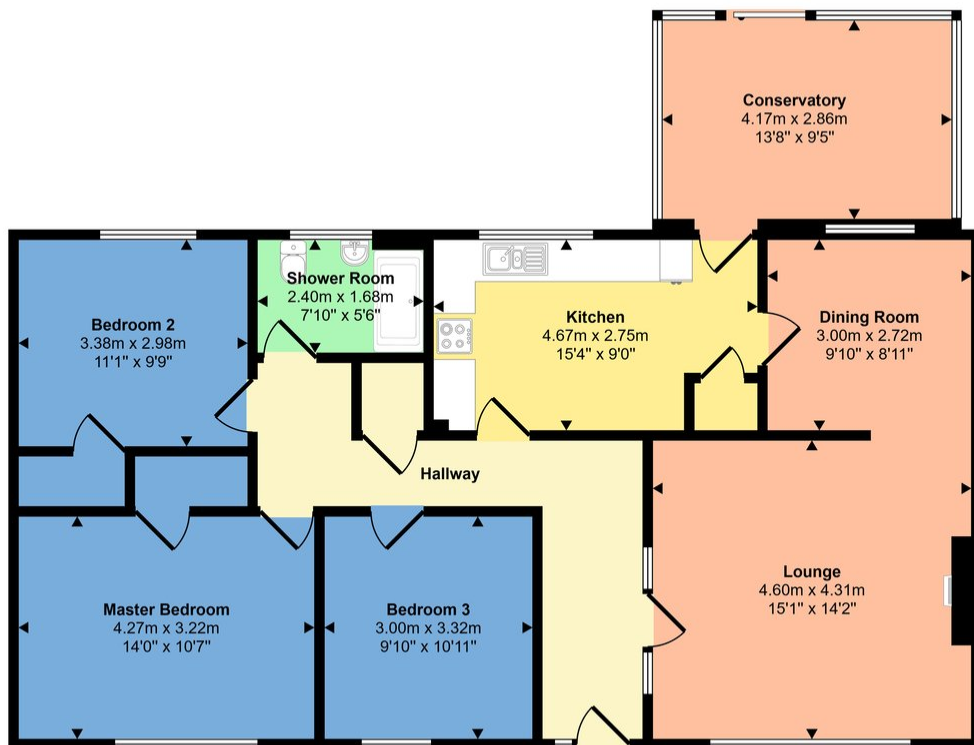
Gas Central Heating, Double Glazing, The roof has been replaced.

Contact Details

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Approx Gross Internal Area
113 sq m / 1211 sq ft



Floorplan

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		85
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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