



Offers Over £123,000
58 Myreside Avenue



DELMOR

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Myreside Avenue

Kennoway, Leven, KY8 5EW

This Spacious SEMI-DETACHED family home is located in the sought after village of Kennoway. Bright decor throughout with good quality finishing including wood flooring, coving and feature brick wall with log burner in the Lounge, Three Double bedrooms and family bathroom. Extensive Monoblock driveway and garden to the front, a large rear garden adds to this excellent family home giving fantastic outside space. Placed close to a host of local amenities and travel routes. Viewing strictly by appointment.





Hallway

Entry to the hallway is through a Quality UPVC door with decorative glazed panel. Spacious hall gives access to the Lounge, Kitchen and family Bathroom. Turning staircase rises to the upper level with decorative long length window at the turn of the stairs. Under stairs storage cupboard, laminate flooring and good quality doors and finishings.

Lounge

A spacious room flooded with plenty natural light with two window formations, one over looking the front garden and the other over looking the rear garden. The focus of the room is a Log burning Fire set upon a raised hearth and inset into a beautiful brick feature wall with shelving and log storage. Neutral Decor, coving to the ceiling, good quality flooring and finishings throughout.



Kitchen

Located to the rear of the property this well sized modern style kitchen offers a variety of floor and wall storage units, drawers, wipe clean work surfaces, inset one and a half bowl stainless steel sink with mixer tap and drainer, four burner electric hob with oven below and extractor fan above. Tiled splash back, coving and spotlighting to the ceiling, tiled flooring and feature wall decor. Space for free standing fridge freezer, plumbing for automatic washing machine and dishwasher. Window formation looks over the rear garden which can be accessed from the door in the kitchen.

Bathroom

The family bathroom offers a three piece suite comprising; Low flush WC and wash hand basin set into a corner vanity unit with cupboard storage and coordinating wall mounted storage cupboards and bath with wall mounted shower above. Extensively tiled throughout, panelled ceiling with spotlighting. Opaque glazed window looks to the front of the property giving light and ventilation.



Upper Level

Upper Hallway

The upper hallway gives access to all Three Double bedrooms and attic hatch access. Ramsay ladder installed to the attic where there are some areas of boarded flooring for storage. The Boiler can also be found in the attic and velux window gives light.

Bedroom One

Excellent sized Double Bedroom with window formations to both the front and the rear of the property giving an abundance of natural light. Triple built in wardrobe with sliding doors one of which is a full length mirror offers fantastic storage. Spacious enough to accommodate all other bedroom furniture. Tasteful decor finished with coving to the ceiling and laminate flooring.

Bedroom Two

A further Double Bedroom located to the front of the property with window formation over looking the front garden and the street beyond. Bright decor, coving to the ceiling, laminate flooring and feature shelving.



Bedroom Three

Located to the rear of the property another spacious Double Bedroom with large window formation over looking the rear garden. Coving to the ceiling and laminate flooring.

Basement

There is a basement to this property also which has lighting and electricity and can be accessed from the door under the external stairs that lead to the rear garden.

Gardens

Extensive Monoblock to the front garden enclosed with brick wall with space for driveway and space for path entry to the front door. Large garden to the rear separated into various sections offering seating area, lawn sections, outdoor oven summer house and large shed. Fantastic space to spend time outdoors.

Heating and Glazing

Gas central heating with Combi boiler and Double Glazing



Contact Details

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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

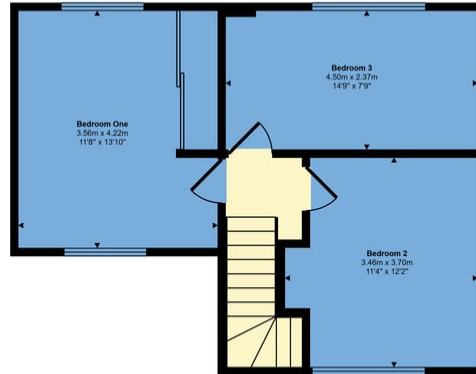
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FREE VALUATION

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Approx Gross Internal Area
88 sq m / 946 sq ft



Ground Floor
Approx 44 sq m / 474 sq ft

First Floor
Approx 44 sq m / 472 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 Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(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	

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