



Offers Over £124,950  
59 Myreside Avenue



DELMOR  
01333 421 816  
leven@delmor.co.uk



# Myreside Avenue

Kennoway, Leven, KY8 5EW

\*\*\*\* NEW PRICE - NOW £10,000 BELOW HOME REPORT VALUE \*\*\*\* This Spacious SEMI-DETACHED family home is located in the sought after village of Kennoway. Bright neutral decor throughout with good quality wood finishings throughout. Accommodation comprises; spacious Lounge, Kitchen, family Bathroom and Three Double bedrooms. Well maintained gardens to the front and a large tiered rear garden with the additional covered lean to non permanent garden room. Placed close to a host of local amenities and travel routes. Viewing strictly by appointment.





### Entry Hallway

Entry to the vestibule is through a UPVC door with decorative glazed panel. The spacious hallway gives access to the Lounge and Bedroom three with the turning staircase rises to the upper level. Laminate flooring, wood doors and finishings.

### Lounge

A spacious room with plenty natural light from the large window formation over looking the front garden. The focus of the room is a beautiful fire place set upon a raised hearth and inset into a quality wood surround. Neutral Decor with feature wall complementing the fire place. Laminate flooring with quality wood doors and finishings.

### Kitchen

Located to the rear of the property this well sized kitchen offers a variety of floor and wall storage units, drawers and wipe clean work surfaces. Inset one and a half bowl stainless steel sink with mixer tap and drainer, four burner hob with oven below and extractor fan above. Tiled splash back, spotlighting to the ceiling and tiled flooring. Space for free standing fridge freezer, plumbing for automatic washing machine and dishwasher. Window formation looks over the lean to non-permanent garden room.

### Bathroom

The family bathroom offers a three piece suite comprising; Low flush WC, wash hand basin and bath with wall mounted shower above. Extensively tiled around bath and upto around halfway up the remaining walls. Opaque glazed window looks to the rear of the property giving light and ventilation.

### Bedroom One

Excellent sized Double Bedroom with window formation to the front of the property giving an abundance of natural light. Tasteful neutral decor.

### Bedroom Two

A further Double Bedroom this time located to the rear of the property with window formation over looking the garden. Bright neutral decor with feature wall decoration. Recessed storage.

### Bedroom Three (Ground Level)

Located at ground level to the rear of the property. Double Bedroom with large window formation over looking the rear garden.





### Gardens

Well maintained garden to the front mainly laid to lawn. Garden to the rear is if formed over three tiers. Access from the back door in the kitchen the first tier accommodates the lean to, non-permanent garden room, a cosy covered outdoor space with lighting and incorporates a wood burner stove. The further two tiers are mainly laid to Astroturf and accommodates a shed, small summer house and green house.

### Heating and Glazing

Double Glazing and Gas central heating.

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
Fife  
KY8 4LA

Tel: 01333 421816  
leven@delmor.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.

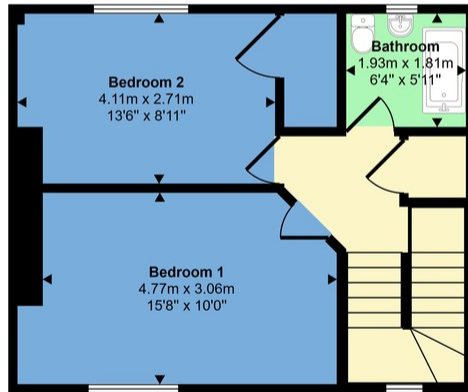
### FREE VALUATION

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  
110 sq m / 1185 sq ft



Ground Floor  
Approx 68 sq m / 729 sq ft



First Floor  
Approx 42 sq m / 455 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>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk