



Offers Over £99,950  
1 Kingsdale Gardens



DELMOR

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# Kingsdale Gardens

Kennoway, Leven, KY8 5LJ

IN MOVE IN CONDITION, modernised and upgraded to a high standard this FABULOUS END TERRACED VILLA forms an ideal First Time Buy. Featuring a Brand new "Cook and Lewis" breakfasting kitchen together with a beautifully redesigned family bathroom, tastefully appointed lounge and two excellent sized double bedrooms. Generously proportioned child friendly gardens with drive and large garage (replacement roof) Double glazing, gas central heating, professional decoration and quality floor coverings. A property that must be viewed to be appreciated





## Hall

Access to this Family Home is through an attractive panelled and pattern glass UPVC external door. The professionally decorated hall has replacement internal doors leading to the lounge and brand new remodelled breakfasting kitchen. A wide staircase rises to the upper level. Under stair storage area. Quality light oak finished laminate flooring continues through the hall and into the lounge.

## Lounge

A bright spacious, tastefully appointed public room, window formations look to both front and rear of the property maximising natural light. Attractive feature wall decoration, again quality light oak finished laminate flooring.



## Breakfasting Kitchen

Fabulously remodelled and just completed, the breakfasting kitchen boasts a good supply of high end "Cooke and Lewis" floor and wall storage units, drawer units, built in wine racks, contrasting polished marble effect wipe clean work surfaces with inset sink, drainer and mixer taps. As with the whole kitchen, brand new electric fan assisted oven, extended five burner gas hob and the most modern of glazed and chrome chimney style extractors, space for small breakfasting table. All power points and switches finished in matt black. Quality grey oak finished laminate flooring. Modern down lighters to the ceiling. Window formation over looks the child safe rear garden, an external door exits to the side of the property.

## Upper Floor

### Stairs and Landing

The staircase rises to the upper landing, a window formation at the turn of the stairs together with a window at the top of the stairs allows for natural light. The landing has replacement internal doors leading to both bedrooms and the family bath/shower room. A sealed Ceiling hatch accesses the partially floored attic space.



### Bedroom One

An over sized, superior double bedroom positioned to the front of the property with two separate window formations over looking Kingsdale Gardens. Tasteful feature wall decoration. A deep cupboard offers storage.

### Bedroom Two

A second spacious double bedroom this time positioned to the rear of the property with window formation over looking the rear garden area. Built in open plan wardrobe with hanging rail and shelving.



### Family Bath/Shower Room

The extensively wet walled family bathroom has been completely redesigned, three piece suite comprises low flush WC, pedestal wash hand basin and "L" shaped bath/shower combination with thermostatically controlled shower with both hand held and rain fall head shower fitments. Raised chrome finished ladder style heated towel rail. Quality click tile flooring. Opaque glazed window.

### Garage

The drive allows vehicle access to the garage through an up and over door. The garage is large enough for a good sized family car. Light and power. Window formation and pedestrian door exit to the rear garden

### Garden

There is garden ground to the front of the property with a mono block drive running to the side and accessing the garage. The enclosed rear garden are enclosed and child friendly and back on to park land.

### Heating and Glazing

Gas combi central heating (Boiler in the attic, portable remote central heating control  
Quality Double Glazing  
Inter linked smoke alarms  
Majority of power points and switching finished in brushed chrome or matt black (kitchen)  
Roof guttering and down pipes have had a full refurbish  
All internal lights LED bulbs.



### 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

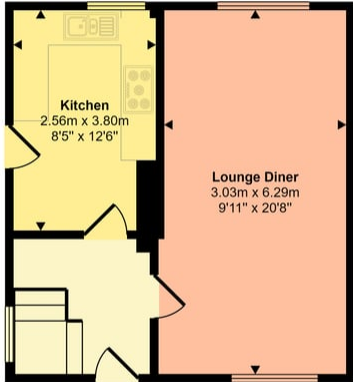
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

### FREE VALUATION

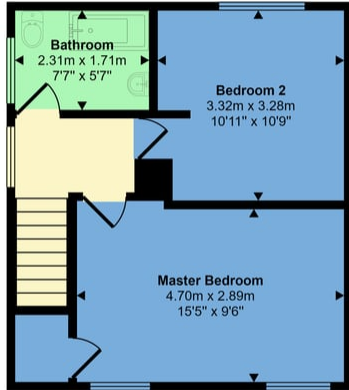
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



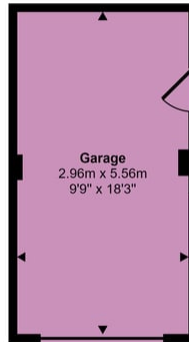
Approx Gross Internal Area  
89 sq m / 960 sq ft



Ground Floor  
Approx 36 sq m / 388 sq ft



First Floor  
Approx 37 sq m / 396 sq ft



Garage  
Approx 16 sq m / 177 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>		<b>85</b>
(69-80)	<b>C</b>	<b>70</b>	
(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	

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