




McEwan Fraser Legal

Solicitors & Estate Agents

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20 Castle Crescent

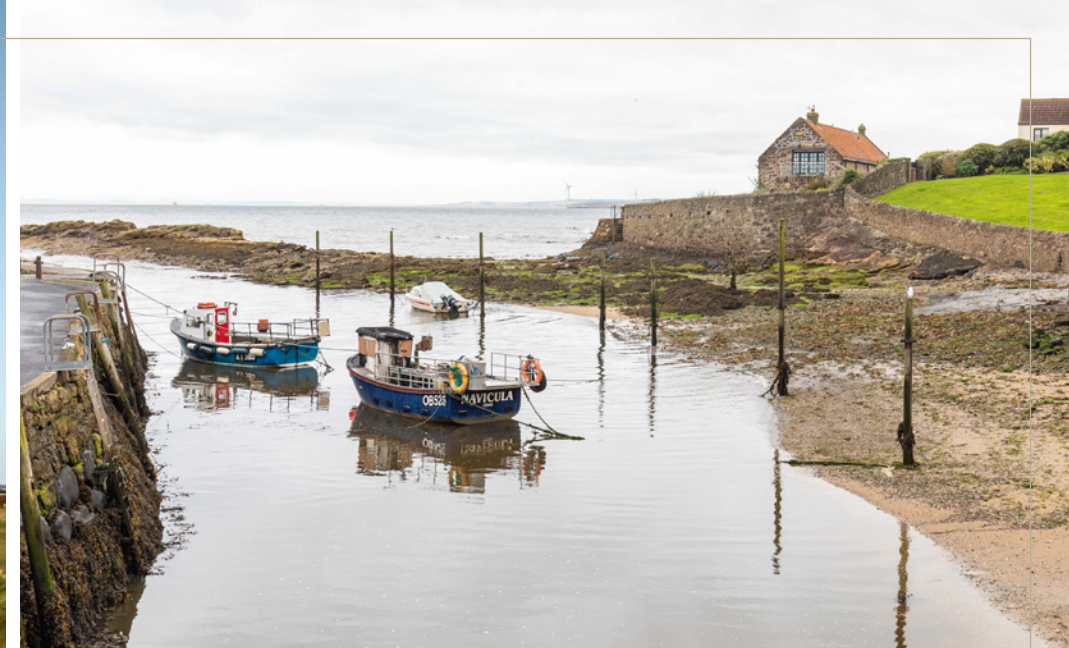
KENNOWAY, FIFE, KY8 5EY

The Location

KENNOWAY, FIFE, KY8 5EY

The village of Kennoway is delightful and situated in Fife to the north of the River Leven between Markinch and the town of Leven.

It is situated at the junction of the A911, A915 and A916 and is located close to the twin Fife towns of Kirkcaldy and Glenrothes, and only five minutes drive away from the world-famous East Neuk of Fife and Largo Bay. Kennoway was once an important staging post on the coach route linking north and central Fife with the Pettycur Ferry across the River Forth. Whilst it is still a major road junction the centre of the Village is now bypassed by a single carriage A-road. Within the village there is everything to satisfy all normal daily requirements but should a more specialised shopping trip be required it is a simple matter to travel into Kirkcaldy for a great deal more on offer.



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This is a delightful end-terraced villa in move-in condition. The property has been upgraded by the present owners both inside and out and is in excellent order.

There is a welcoming reception hall with stairs leading to the upper level. The lounge/dining area is a good size and has a front-facing window. The fully fitted kitchen is to the rear and has a full range of floor and wall mounted units and a rear door leading out to the landscaped gardens. There are two double bedrooms on the upper level, both of which are a good size. The bathroom is also located on the upper level and has a white suite consisting of a shower over bath, WC and wash hand basin complete with splashback tiling. The property features double glazing and gas central heating.

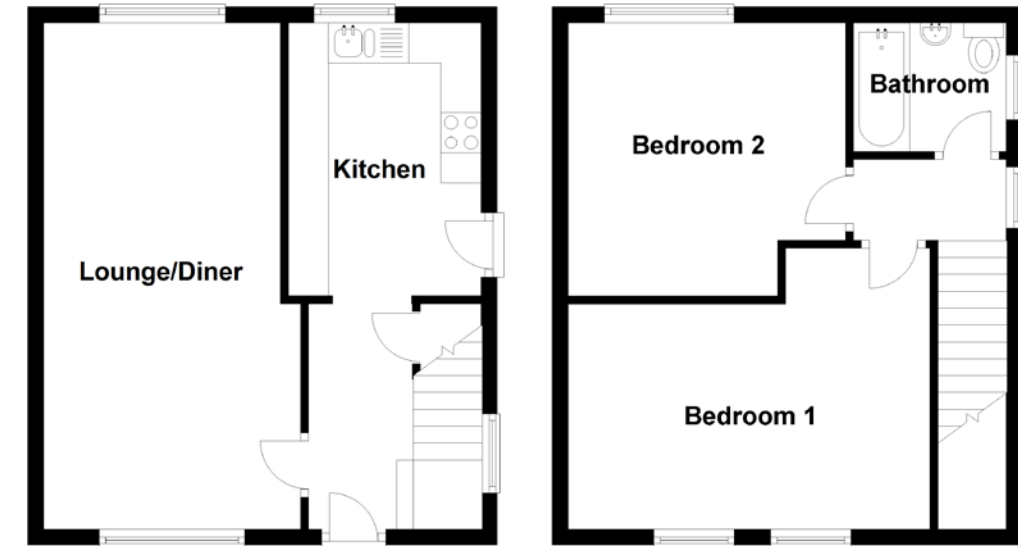
The gardens to the rear have been landscaped to incorporate low maintenance and have a central pathway and a paved section to the rear, all of which are fully enclosed by a wooden slatted fence. Off-street parking is provided by a lengthy driveway.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



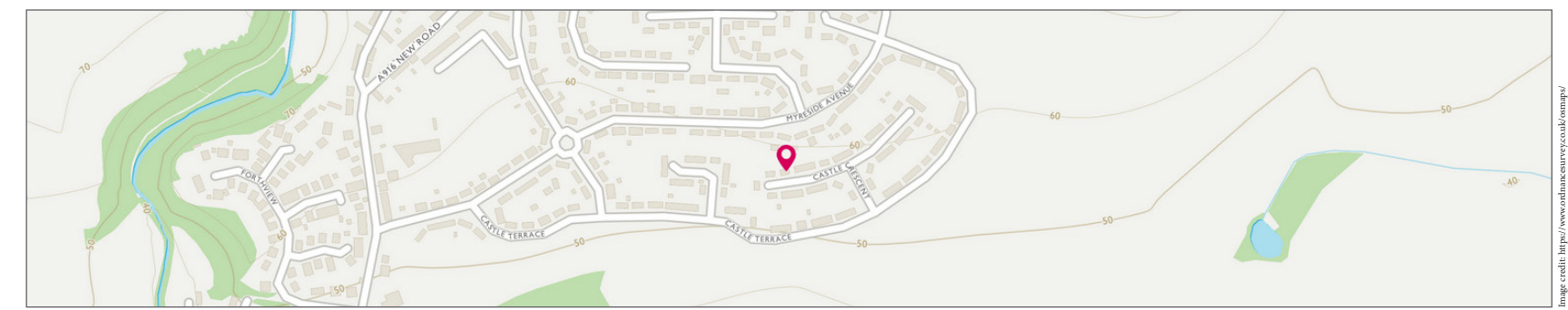
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	9.80m (32'2") x 3.20m (10'6")
Kitchen	3.40m (11'2") x 2.40m (7'10")
Bedroom 1	4.50m (14'9") x 3.20m (10'6")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bathroom	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 75m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.





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