




McEwan Fraser Legal

Solicitors & Estate Agents

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6 Kenneth Court

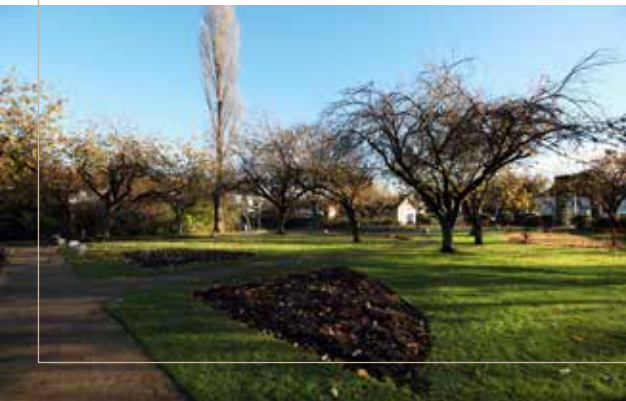
KENNOWAY, LEVEN, KY8 5SP

The Location

KENNOWAY, LEVEN, KY8 5SP

Kennoway is a small village in Fife located between Markinch and Leven. Kennoway has a good small shopping centre with local amenities. Nearby Leven has a wide range of services including shopping, banking and recreational facilities.

Kennoway has bus links to Leven, Kirkcaldy and Glenrothes with a nearby rail line and bus station connecting to most areas including Edinburgh. It is about three miles inland from the Firth of Forth, north of Leven. This position gave it importance in the old days while travelling by coach, for the stage road ran through Kennoway from the ferry at Pettycur, through Ceres, and on to St. Andrews. Today road infrastructure will allow you to get there in much less time.



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McEwan Fraser Legal is delighted to present this lovely bungalow in walk-in condition. The property is situated within a quiet cul-de-sac setting surrounded by a number of similar styled properties.

On entering the property, there is a reception hall leading to the lounge which has a front-facing window flooding the room with light. The dining kitchen is an excellent size with a wealth of floor and wall mounted units and ample room for a dining table and chairs, french doors lead you out to the private secluded gardens.

There are three good sized bedrooms with the master benefiting from an en suite shower room. The family bathroom completes the accommodation on offer. The property further benefits from gas central heating and double glazing.

Off-street parking is provided by a large driveway that can accommodate three vehicles.





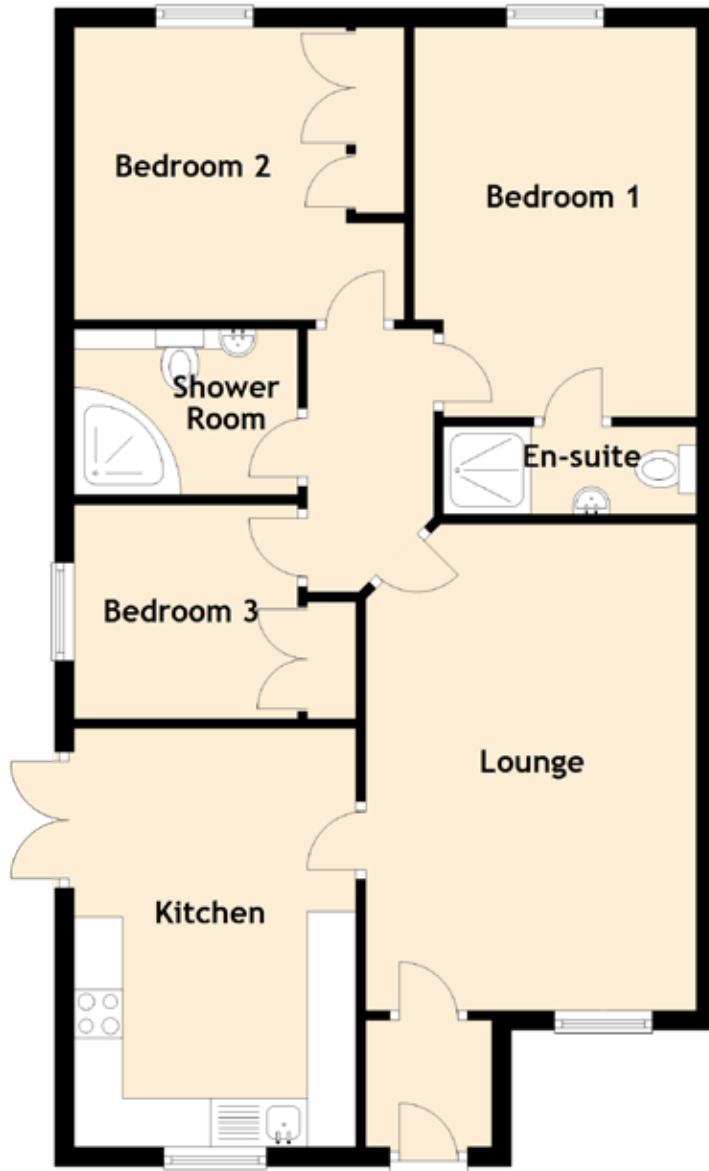






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

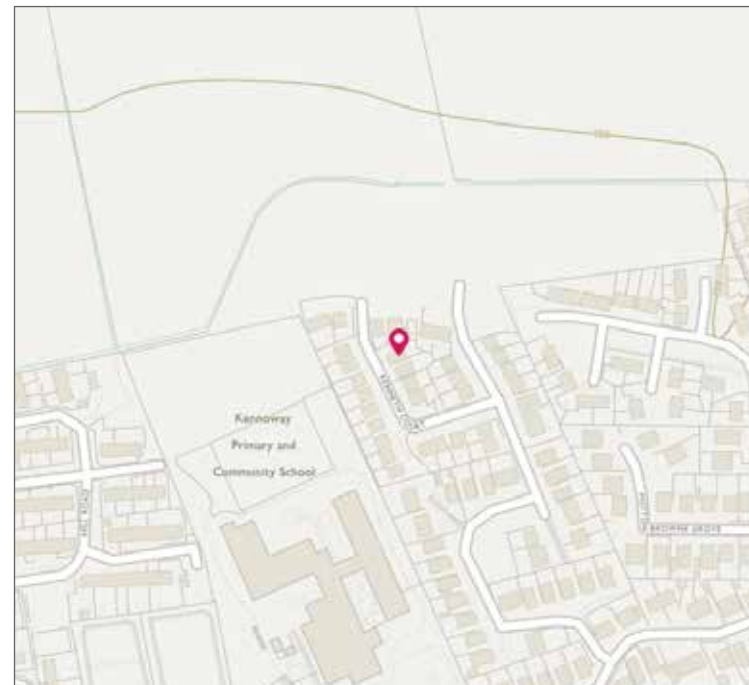


Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.40m (11'2")
Kitchen	4.30m (14'1") x 2.90m (9'6")
Bedroom 1	4.00m (13'1") x 2.90m (9'6")
En-suite	2.60m (8'6") x 0.90m (2'11")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bedroom 3	2.30m (7'7") x 2.20m (7'3")
Shower Room	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m²): 70m² | EPC Rating: C

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



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Text and description
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Professional photography
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Photographer



Layout graphics and design
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Designer