

FT & DC
WALLACE

17 Braeside Kennoway

Offers over £139,950



General Description

This is a semi detached two bedroom dwelling in a quiet and popular residential area of Kennoway. Ideal first time purchase or downsizing opportunity. The property has been tastefully updated with modern and attractive kitchen and shower room and is light and bright throughout. It has a single garage, a pavior drive and easily maintained front and rear gardens. GCH and DG throughout.

Kennoway lies inland from Leven and has it's own small shopping centre with ample free parking and good bus links. There is a modern Primary School in Kennoway, with Secondary education at Levenmouth Academy. In nearby Leven you will find further shops, supermarkets, swimming pool, library and cinema. There are rail links in Markinch and Kirkcaldy.

The property is entered via a upvc door to the side of the drive. This takes you into the carpeted hall which in turn, offers access to all rooms.

Lounge

4.06m x 3.77m

Bright room to the front of the house with full height window. Newly fitted carpet. Radiator.



Kitchen

2.98m x 2.90m

Modern fitted kitchen with wall and floor units and drawers. Oak effect worktops and matching splashback around worktops and sink. Stainless steel 1.5 sink with chrome mixer tap and drainer. Integrated electric oven, gas hob, overhead extractor and glass splashback. Integrated fridge freezer. Window to the front of property.



Bedroom 1

3.63m x 3.16m

Double room located to the rear of the property. Window with view over rear garden. Two substantial built-in wardrobes/storage. Fitted carpet and radiator.



Bedroom 2

3.53m x 2.64m

Double bedroom situated to the rear of the property with window looking out to rear garden. Single built-in storage cupboard with overhead shelf. Fitted carpet and radiator.

Shower Room

2.05m x 1.83m

Newly appointed shower room with double shower cubicle, glass screen and door. Monsoon showerhead and separate handheld showerhead. W.c. and wash hand basin. Tiled throughout in white brick tiles. High, textured window to side of property. Decorative ceramic floor tiles. Chrome ladder radiator.

Exterior

Low maintenance pebbles to front garden area Grassed area with metal wash poles. Slabbed patio and path. Pavior drive to side of property leading to single garage with up and over door and a side entrance. Power point and water tap.



Extras

The blinds, curtains, floorcoverings and lightfittings are included in the sale, together with the integrated appliances.

Council Tax - Band "C" for the year 2020-2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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			
Address: 17 Braeside Kennoway Fife			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Viewing

Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

THE PROPERTY MISDESCRIPTIONS ACT 1991

- The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
- It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
- The vendors are not bound to accept the highest or any other offer.