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WALLACE

## 7 Law View Gardens Bonnybank

Offers Over £214,950



Bonnybank is a small village in the Levenmouth area of Fife, approximately two miles north of Leven and situated on the main road between Kennoway and Cupar. Bonnybank Inn is a very popular Mexican restaurant. There are a number of shops and amenities in Kennoway and Leven is well served with many amenities including schools, nurseries, leisure centre with swimming pool, shops, supermarkets, cinema, restaurants and a bus station. Rail links are available from nearby Markinch and Kirkcaldy stations as well as Cupar.

This very spacious two bedroom detached bungalow is located off the main road in a small, quiet residential development on a generous corner plot with drive and a single garage with electric roller door. The property has solar panels (transferable to new owners) and separate solar panel for hot water pump.

The vestibule leads on to the hall which in turn provides access to the shower room, lounge, kitchen, bedrooms, three generously sized cupboards and attic hatch. Fitted carpet. Radiators.

### Lounge/dining room 7.76m x 4.18m

Bright and spacious lounge with picture window to the front and window to the rear. Plenty room for dining table. Gas fire with wooden surround. Coving. Fitted carpet. Radiators. Glazed panel door to hall.

### Kitchen 3.11m x 3.01m

Good sized kitchen with oak effect base and wall units. Stainless steel sink and drainer. Gas hob and overhead extractor. Integrated electric oven and microwave. Granite effect worktop and splashback. Window to rear. Door to utility room. Oak effect laminate flooring. Radiator.

### Utility Room 2.20m x 1.47m

A great addition with fitted wall and base units and worktop together with sink and drainer. Door to rear garden.

### Shower room 2.38m x 2.10m

Bright and airy spacious shower room located to the front of the property. Ceramic tiled walls. W.c., wash hand basin and recessed shower cubicle with glass door and wetwall lined. Storage units at base level providing more than average bathroom storage. Vinyl flooring. Radiator.

### Bedroom 1 3.64m x 3.21m

Double bedroom located to the front of the property with around bed fitted storage and large wardrobe (not fitted). Laminate flooring. Radiator.

### Bedroom 2 3.60m x 3.03m

Double room with around bed fitted storage located to the rear of the property with window to the side. Laminate flooring. Radiator.

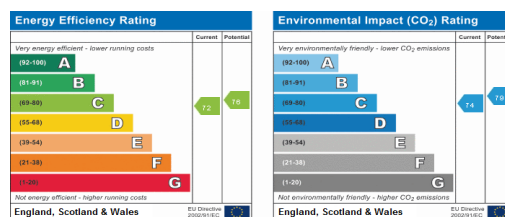
### Exterior

The garden ground to the front and side of the property is mostly laid to grass and flower beds. A timber fence and gate divide the side and the rear garden where there is a mono-block patio area and a paved area with rotary washing line and further leisure space. Timber shed. Greenhouse. A path leads round to the side gate and on to the drive and garage. The garage has an electric roller door and has light and power points inside.

### Extras

The carpets, curtains, blinds and light fittings throughout are included in the sale together with the white goods in the utility room and the leather suite in the lounge. The timber shed and greenhouse are also included.

### Energy Performance Rating



Council Tax - Band "D" for the year 2023-2024.

### Viewing

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



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

1. 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.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.