

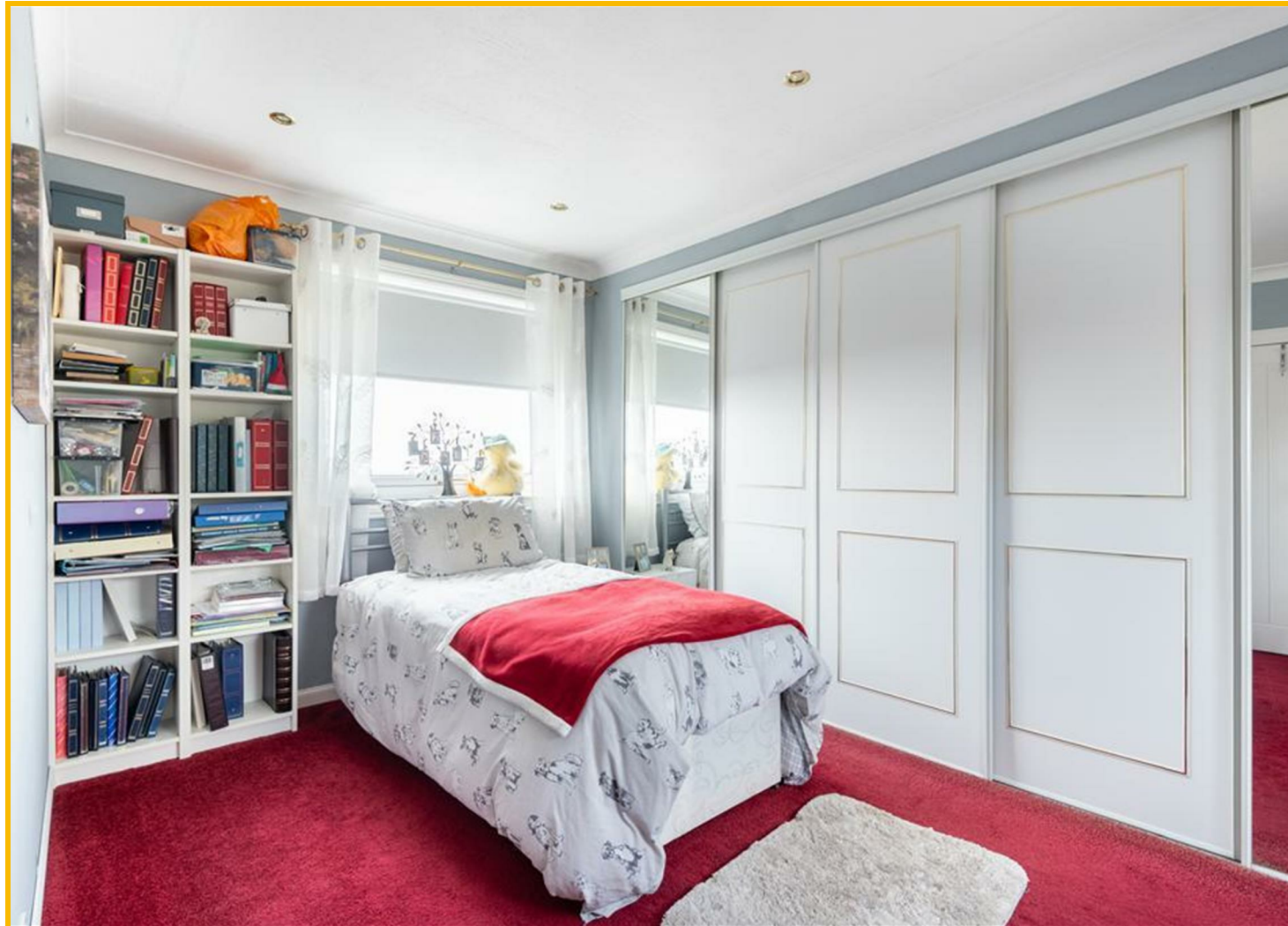


60 Myreside Avenue, Kennoway, Leven, KY8 5EW

Offers Over £155,000



SPACIOUS 3 Bedroom Semi-Detached Villa READY TO MOVE IN with STUNNING VIEWS, landscaped garden to the rear and off street parking. Situated with easy access to Castle Terrace leading to the River Park walk and on to Cameron Bridge Train Station with excellent commuter links to Edinburgh. As well as having good local amenities Leven is approx. 3 miles away for the Fife Coastal Path, beach, golf courses and retail park. Accommodation: Hall, living room, breakfasting kitchen, 3 double bedrooms and a shower room. DG. GCH. Front and rear gardens. Cellar and workshop. Off Street Parking. PERSONAL PROPERTY TOUR available online.



LOCATION

The village of Kennoway has a local shopping centre, several good restaurants, a modern primary school and generally all-round good amenities. Nearby is open countryside with a network of paths such as the Fife Pilgrims' Way, which provides the perfect opportunity to walk, cycle or even run off road. With nearby transportation links to Leven, Kirkcaldy, Glenrothes and Dundee with the local railway stations in Leven and Cameron Bridge connecting directly to Edinburgh it really makes the village an attractive proposition. Edinburgh international airport is approximately an hour away by road and rail.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed inlet leading into a welcoming lower hall. Carpeted stairway with a double-glazed window and a timber balustrade leads to the upper landing. Cupboards provide ample shelving/storage space. Dado rail. Radiator. Carpeted.

LIVING ROOM

16'10" x 11'9" (5.14m x 3.60m)

Bright living room with double-glazed windows to the front and rear. Beautiful natural stone effect decorative fireplace. Alcoves provide display/storage space. Coving and picture rail. 2 radiators. Carpeted.

BREAKFASTING KITCHEN

14'0" x 9'10" (4.29m x 3.01m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan, microwave, oven/grill and a washing machine. Space for dining furniture and a freestanding fridge/freezer. Double-glazed window to the rear. Coving. Radiator. Tiled flooring. UPVC door leads to the rear garden.

SHOWER ROOM

11'11" x 4'2" (3.65m x 1.29m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and a thermostatic control shower. Opaque double-glazed window to the front. Heated towel rail. Fully wet walled. Laminate flooring.

UPPER LANDING

Ceiling hatch provides access to the roof space via a fixed metal ladder. Carpeted.

BEDROOM 1

13'10" x 9'10" (4.24m x 3.01m)

Spacious double bedroom with double-glazed windows to the front and rear. Built-in wardrobes with sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

BEDROOM 2

12'9" x 8'0" (3.91m x 2.44m)

Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

12'1" x 8'0" (3.70m x 2.45m)

Further double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Cupboard provides additional shelving/storage space. Cornicing. Radiator. Carpeted.

GARDEN

The front garden is landscaped with borders containing plants and shrubs with a paved area providing ample off street parking accessed via metal double gates. Storage shed to the front. The side garden, accessed via a metal gate, is low maintenance with artificial grass, plants and shrubs and leads to the rear garden. The rear garden is landscaped with tiered areas of artificial grass, lawn with a

paved patio and well stocked borders bursting with a variety of colourful plants, shrubs and trees. Lower and upper patios provide ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber summerhouse provides a sheltered space to spend time outdoors all year round. The property benefits from a substantial cellar and a workshop accessed from the rear garden.

SHED

15'8" x 9'8" (4.78m x 2.95m)

Ideal workshop for a keen DIYer or for anyone needing a hobby space, equipped with light and power on its own circuit breaker, fixed shelving and laminate flooring.

CELLAR

20'0" x 6'11" (6.11m x 2.13m)

Good-sized cellar providing ample storage space and housing for the wall mounted gas central heating condensing combi boiler.

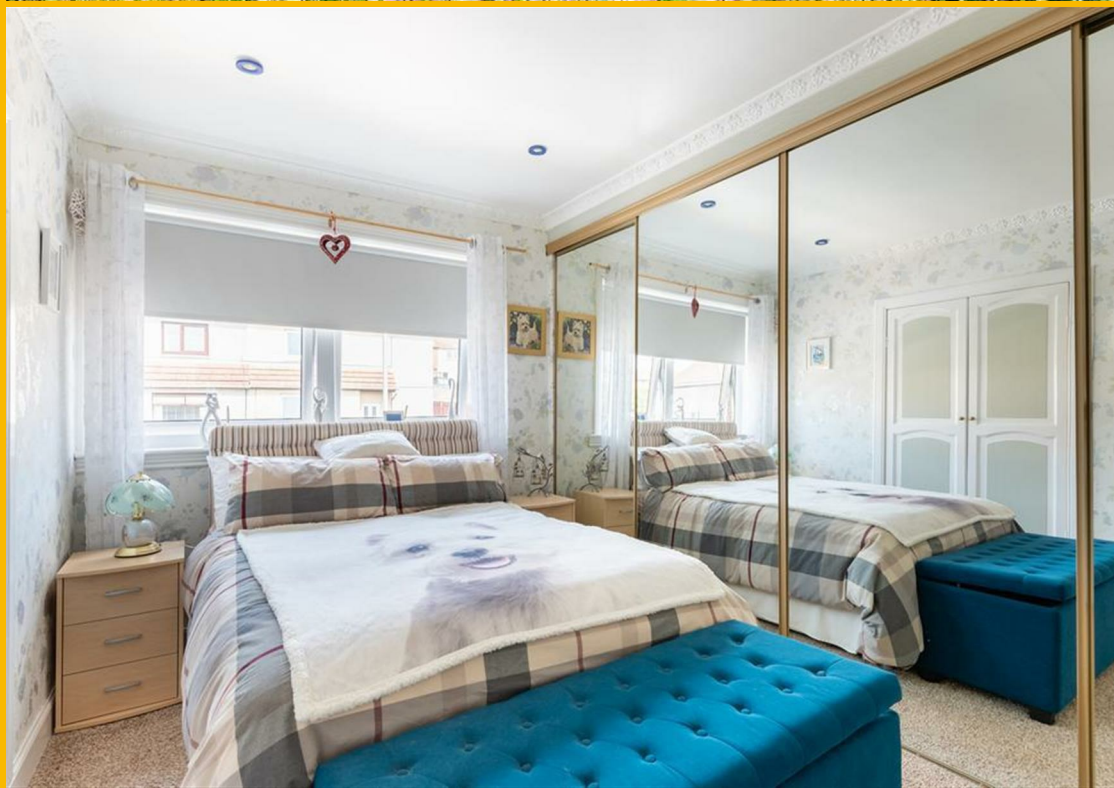
WORKSHOP

16'6" x 11'7" (5.03m x 3.54m)

Spacious workshop equipped with light and power, fixed shelving and paved flooring.

AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.





GROUND FLOOR
46.3 sq.m. (498 sq.ft.) approx.

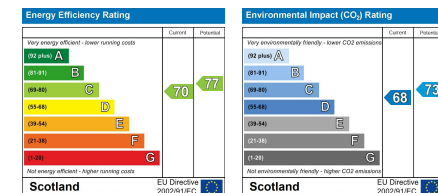


1ST FLOOR
44.9 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA : 91.2 sq.m. (981 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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