

Heimat, Denhead, Kennoway, Leven, KY8 5LF



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A two-bedroom terraced family home

Leven 3m, Glenrothes 6m, Lower Largo beach 7m, Kirkcaldy 9m, Elie beach 12m, St Andrews 16m, Dunfermline 25m, Perth 25m, Edinburgh 36m

A lovely, mid-terraced 2-bedroom house sitting on a 57 x 11m plot with a south-facing garden. The outlook to the south is to mature broad-leafed trees into Kennoway Glen (42 acres of lovely walks). The house has scope for extensions front and rear, upstairs and downstairs and to the north, similar to neighbouring properties.

Accommodation:

Lounge
Kitchen
Hallway
2 Bedrooms
Shower room/WC
Gas central heating
Mains water electric and gas
Front gravel garden
Grassy rear garden (46x11m) Scope for veg garden/chickens
Summer house and 3 other sheds



Offers over £110,000

Home Report value: £120,000

Council Tax band B


mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers



Heimat

This attractive home has been modernised with laminate flooring throughout, gas fired central heating and double glazing.

Accommodation:

All Ground Floor

Hallway (S) 4.27 x 1.27m

Glazed door that leads to lounge, the two bedrooms, a shower room and two wall cupboards.

Bedroom 1 (S) 3.4 x 2.96m

One window to the south with attractive views to mature trees.

Bedroom 2 (N) 3.46 x 2.30m

One window to the north with views to the long garden.

Shower room (N) 1.93 x 1.49m

WC, Wash hand basin and shower cubicle with waterproof panels.

Lounge (S) 4.40 x 2.97m

Hardwood fireplace, with marble insert and hearth. Attractive outlook to mature trees to the south. Door to kitchen.

Kitchen (W) 3.74 x 1.87m

Wall and floor fitted units, sink, space for cooker. Plumbing for washing machine and built in wall cupboard. Door to rear patio and garden.



New - The Summerhouse



The clematis on the north garden boundary

Outside

There is a gravelled front garden with two set of steps with a handrail on each side, a rear patio to the rear of the kitchen with a lovely groomed rear garden with mature hedges either side. There is a new summer house 4x2m and sheds 2x2m, 2x1.5m, 2x1m.

Right of way

There is a right of way through the neighbour's garden (Piper's Croft) to the north (on the left hand side) of Heimat to allow external access to the Heimat garden to remove hedge cuttings and gins etc. Clearly access had to be taken for the summer house and the shed to be erected in the Heimat garden. Neighbours built their ground and first floor extension by taking access through their own neighbour's ground in the same way.

Scope to extend Heimat

Most of the houses in the street have been extended but to the rear (about 10x6m) to create a bigger kitchen/dining room and also into the attic with either dormer windows - see top photo opposite (which would give better headroom) or dormers to the north and Velux. (see photos opposite showing the two neighbours houses.)

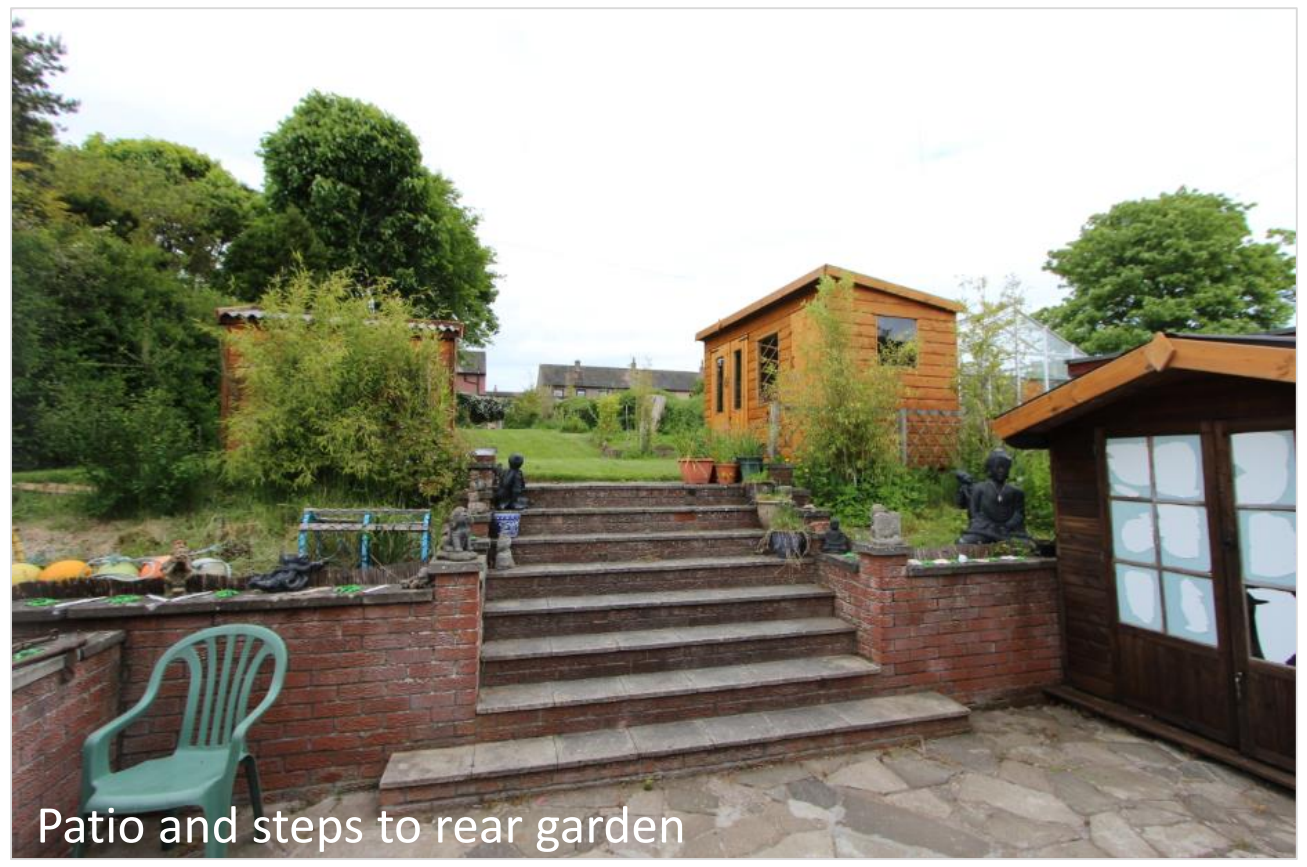
Solar panels

The house has solar panels which provide an annual income of around £500.





Rear Garden



Patio and steps to rear garden



Rear garden facing towards the house



View to the east from the garden



Bedroom 1



Bedroom 1



Bedroom 2



Hallway



Kitchen



Dining room



Shower room



Lounge



Directions

From Glenrothes:

Take the A92 north and look for the B9130 to Markinch.

At the centre of Markinch turn left onto commercial street. Take the 3rd left onto Stob cross road.

Follow Stob cross road out of the village and that the 1st right and continue into Kennoway. Take the 1st right As you enter the village to Denhead. In 0.2 miles you will reach Heimat.

From Leven:

Take the Victoria road and continue onto Hawkslaw road.

At the 1st roundabout take the 3rd exit onto the B933.

Continue on the B933 until you reach the roundabout.

At the roundabout take the 2nd exit on the B933.

Continue onto Kennoway road out of Leven until you reach Kennoway. Continue onto leven road and take the 3rd right onto Cupar road/A916. Take the 1st left onto Denhead. Take the 1st left to stay onto Denhead and in 0.1 miles you will reach Heimat.

Local Amenities:

There is a nursery and a primary school in Kennoway and nearby Levenmouth Academy secondary and Auchmuty High at Glenrothes.

There are excellent social and sporting facilities at Leven and Glenrothes. There are lovely beaches east of Leven. Lower Largo, Leven and the East Neuk. There are great golf courses at Balbirnie (Markinch) Leven, Lundin Links, Elie and St Andrews (5 courses).

Please give yourself a quarter of an hour extra to go for a walk up the Kennoway Glen. It's a lovely walk where you can admire the multiple waterfalls. You come out to the woods at the top of the den and the walk changes to meet other fields with lovely views to the River Forth.



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Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

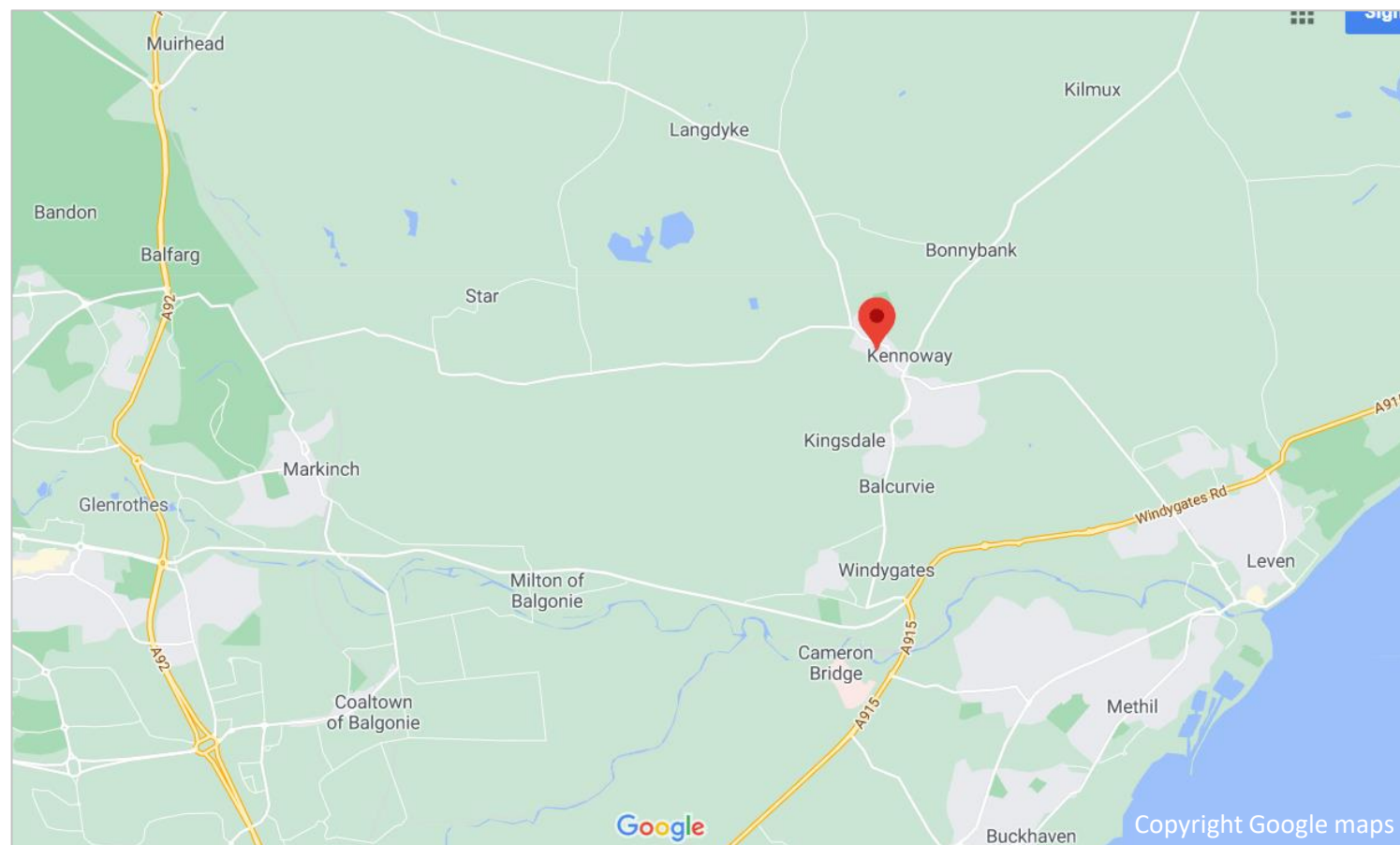
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



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