



LEVEN PARK KINROSS | OFFERS OVER £142,000

07809 330678

www.AMAZINGRESULTS.com


AMAZINGRESULTS!
THE PROFESSIONAL ESTATE AGENTS



LEVEN PARK

KINROSS

£142,000

Welcome to this charming park home located in the picturesque Leven Park, Kinross. This delightful sought after property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two large double bedrooms, you'll have plenty of space to unwind and recharge. The home also includes a study for all your IT needs and high speed broadband is accessible.

Built in 2017, this modern park home offers two bathrooms (one en-suite) for your convenience, ensuring that you have all the comfort you need. The property's contemporary design and well-maintained interior make it a truly inviting space to call home. Two sofas are in the lounge and a dining table. All kitchen amenities are also in place.

Description

Situated in the tranquil surroundings of Kinross, this park home provides a peaceful retreat from the hustle and bustle of everyday life. This constitutes your new permanent residence, offering a perfect blend of modern comfort and style.

Don't miss the opportunity to make this lovely park home your own and enjoy the beauty of Leven Park. Book a viewing today and step into your new beginning in this wonderful property.

This immaculate property has a superior level of specification throughout, this is park home living at its finest! From the moment you step through the door, a brand new lifestyle unfolds for you. Natural light floods through spacious layout, efficient windows and doors maintain the perfect internal setting. A stunning designer kitchen (plus utility room), two large bedrooms and bathrooms provide a polished and contemporary finish all of which combine to make this property a very attractive home for the over 50's. This property is more like a full sized modern bungalow, built to BS3632 standard. Internally the home offers a welcoming entrance hall, a large semi open-plan lounge with patio doors and feature fireplace and professionally designed contemporary kitchen complete with built-in appliances including dish-washer (unused). A utility room also accommodates a washing machine (unused) and fridge freezer. The sleeping accommodation comprises of two large double bedrooms with built-in bedroom furniture. There's also two modern fitted bathrooms, one with walk-in shower, the other with a bath. Gas heating and double glazing throughout.

Lounge

In a prime spot on this picturesque development, number 10 Leven Park enjoys all day sunshine (when the weather permits) from its south facing position. Set within this quiet, hideaway location only 2.7 miles from the popular town of Kinross which boasts good local medical and veterinary services, restaurants, several hotels, a supermarket and two golf courses, this beautiful home is seriously impressive. The present owners have lovingly cared for this property, displaying stylish and beautiful decor throughout. You won't want to miss this property - early viewing is recommended.

Kitchen and Utility Room

This exceptional fitted kitchen features a variety of high-quality floor-standing and wall-mounted storage units, complete with an inset sink and single drainer. The current owners have upheld a high standard of maintenance. It includes a built-in gas hob, double electric oven, and extractor hood. There is partial wall tiling to the worktops, enhanced by concealed lighting, and a wooden floor covering. The kitchen is equipped with a dishwasher and washing machine (both unused), the latter is located in a parallel utility room. The external downward lighting accentuates the property's finest features.

Hall

The hallway is bright, open, and spacious, serving as an entrance to the home's

main area. Conveniently situated just inside the hallway is a storage cupboard, perfect for stowing away vacuums, coats, and the like. Additionally, the hallway houses a double-sized storage cupboard and provides access to attic space for extra storage. A door at the back of the property leads to the utility room, which in turn opens into the kitchen/dining area.

Master Bedroom

The king-size bedroom is generously proportioned and comes with a spacious en-suite bathroom that includes a walk-in double shower. It features built-in fitted wardrobes for both ladies and gents, radiators, and offers privacy with a well-lit space.

Double Bedroom

The second room offers a generous double bedroom equipped with abundant wardrobe space and appealing lighting. It features fully fitted, expansive wardrobes, including upper cabinets, providing ample storage space.

Study

This room serves as an ideal 'office' space. It also boasts lots of storage and, occasionally if preferred, doubles as a 'single' living area.

Garden Grounds

The property boasts features a spacious monoblock driveway that fits two vehicles and includes a large, modern garden shed positioned strategically. The garden is complemented by a sizeable raised paved balcony/seating area. The superb open views of the surrounding countryside provide a breathtaking backdrop to this charming park home and its balcony area. An external water supply is available. The surrounding grounds are meticulously maintained—there's no need for you to mow the lawn; it's all taken care of!

Wish to set up a viewing?

Interested in viewing this home? Arrange an appointment through Lynda at AMAZING RESULTS!™ Estate Agents - 07809330678

We are open 7 days a week 8am-8pm.

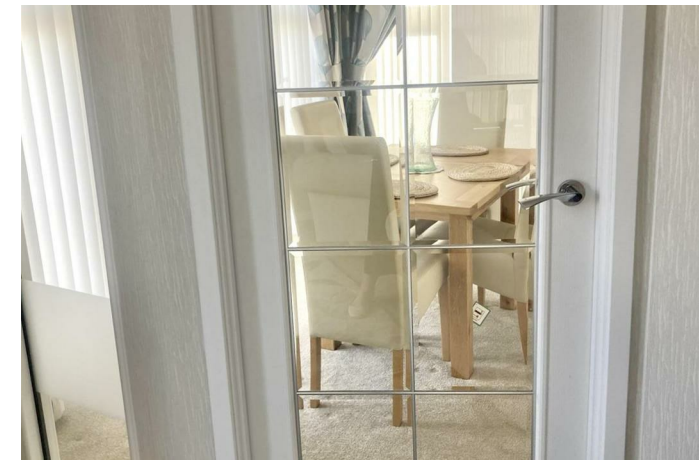
Property to sell?

Why not find out how much your property is worth today with a free, no obligation valuation from your local Professional Estate Agent, Lynda Wilson. 0800 999 1565 | 07809330678. Book your FREE property valuation online. www.AMAZINGRESULTS.com.

Want to make sure you're getting the best mortgage

We'll search 1000's of mortgages for you. Call today on 0800 999 1565 and get yourself a great mortgage quote.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland

To view this property call **AMAZING RESULTS!**™ on 07809 330678



Lynda Wilson
Professional Estate Agent

0800 999 1565 (office)
07809 330678 (mobile)

lynda@AMAZINGRESULTS.com



rightmove Zoopla

s1homes.com PrimeLocation.com

www.AMAZINGRESULTS.com

Viewing is strictly by appointment through AMAZING RESULTS!™ on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. A copy of the full Energy Performance Certificate is available upon request. How much is your home worth? Find out today with a FREE no obligation valuation on 0800 999 1565. Interested in a NEW career? Visit joinAMAZINGRESULTS.com