



LEVEN PARK KINROSS | FIXED PRICE £100,000

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LEVEN PARK

KINROSS

£100,000

Welcome to this charming park home located in the picturesque Leven Park, Kinross. This delightful, all on the one level property, boasts a cosy reception room, two inviting bedrooms, and a modern bathroom, perfect for a single person or a couple.

Built in 2017, this park home offers a contemporary living space with a touch of elegance. The floral patio adds a lovely touch to the outdoor area, providing a tranquil spot to enjoy a morning coffee or evening sunset.

One of the standout features of this property is the stunning views it offers from the front to the majestic Cleish Hills. Imagine waking up to the sight of rolling hills and lush greenery right from the comfort of your own home. And, to the rear, the outlook is across Benarty Hills - beautiful.

Welcome to your new permanent residence. This park home in Leven Park is sure to capture your heart. Don't miss the opportunity to make this charming property your

Description

Constructed to exceptional standards with a high level of detail throughout, this park home represents the pinnacle of living for those over 50. As you enter, you're greeted by a lifestyle of new beginnings. The spacious design is bathed in natural light, while efficient windows and doors preserve an ideal interior. The fitted kitchen and superior bathroom, complete with a walk-in shower, offer a sleek, modern finish, contributing to the home's considerable appeal. This model spans 46 x 15 feet.

Inside, the home features an inviting entrance hall, a sizable semi open-plan lounge with patio doors, and a fully equipped kitchen boasting integrated appliances (including a washing machine, fridge/freezer, electric oven, and gas hob). The accommodation includes two double bedrooms with fitted wardrobes and furniture. Additionally, there is an elegant brand new bathroom, gas central heating, and double glazing.

Outside, No. 3 Leven Park benefits from ample sunlight on the balcony for a good part of the day. The current owners have meticulously maintained this home, which is now ready for occupancy. Notably, an 8x6 shed is included (with power), alongside a substantial monobloc driveway with parking space for one vehicle, and a ramped section leading to the balcony. Potential buyers will find this home to be exceptionally inviting and flawlessly presented.

Situation

Nestled in a scenic development, No. 3 Leven Park boasts a sunny position in a tranquil, secluded spot just 2.7 miles from the bustling town of Kinross, which offers excellent local medical and veterinary services, a variety of restaurants, multiple hotels, a supermarket, and two golf courses. The site is meticulously maintained, hosting no more than 24 homes. The nearby countryside offers abundant opportunities for outdoor enthusiasts. Loch Leven is renowned for its diverse birdlife and superb trout fishing, while the stunning landscape affords great walking, cycling, and horse riding experiences.

The park benefits from a regular and dependable bus service. The M90 provides quick connections to Perth, Edinburgh, and Glasgow. Additionally, Kinross's Park and Ride facility features frequent express coach services to Edinburgh and Perth. Only 27 miles away, Edinburgh International Airport offers flights across the UK and to various international destinations.

Hall

Welcoming entrance hall with UPVC double glazed opaque patterned door leading to bright entrance hall with access leading to all rooms. Radiator. Double glazed windows throughout. Smoke detectors as per legislation. Deep shelved storage cupboards. Coving; recessed ceiling spotlights. Immaculate beige carpet in hallway.

Lounge

Bright, comfortable main room situated to front of the Park home with feature bay

window formation views towards Cleish hills. Ample space for small dining table and chairs. Television point. Recessed ceiling spotlights. Radiators. Stylish decoration making for easy relaxation or entertainment.

Study

Ideal for the professional/home working individual or even just space to use your computer/manage your household. A great space with internet connection (ready to set up) and great wifi speed. Office cupboards create vast storage space.

Master Bedroom

Generous double bedroom situated to the rear of property with window to side allowing warmth and light to flood in. Decor is light and clean and enhances the brightness of the room. Ladies and Gents built-in fitted wardrobe with further built-in bedroom furniture. Coving. Radiator. The image shows a king-size bed.

Second bedroom

This double sized bedroom is currently being used as a dining space. Prior to this it was utilised as a double bedroom with significant wardrobe and shelving. A lovely bright space.

Bathroom

Attractive modern bathroom incorporating a large walk-in double shower unit; wash hand basin and WC. Beautifully decorated with partly tiled walls. Opaque window; sleek heated towel rail. Installed in recent months.

Grounds

The property has the benefit of its own private balcony to soak up the day-time sun. A good-sized area of laid-to-lawn completes the garden area. Superb open aspects across surrounding countryside offer a one-of-a-kind setting from this delightful park home and patio area. A shed is included in the sale.

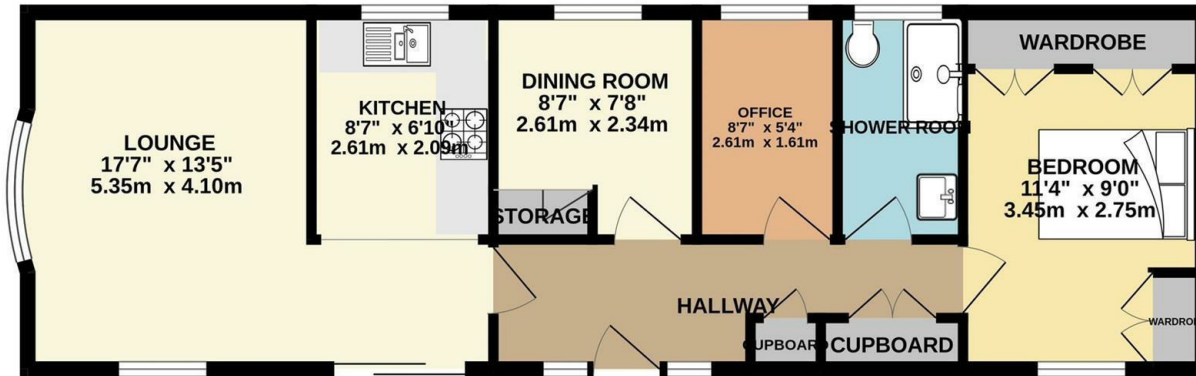
Want to arrange a viewing?

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



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



PARK HOME.

TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
Scotland		EU Directive 2002/91/EC	Scotland		EU Directive 2002/91/EC



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



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