



Morgans

PROPERTY

West Leven Old Cleish Road, Kinross, KY13 8DG

Offers In The Region £335,000







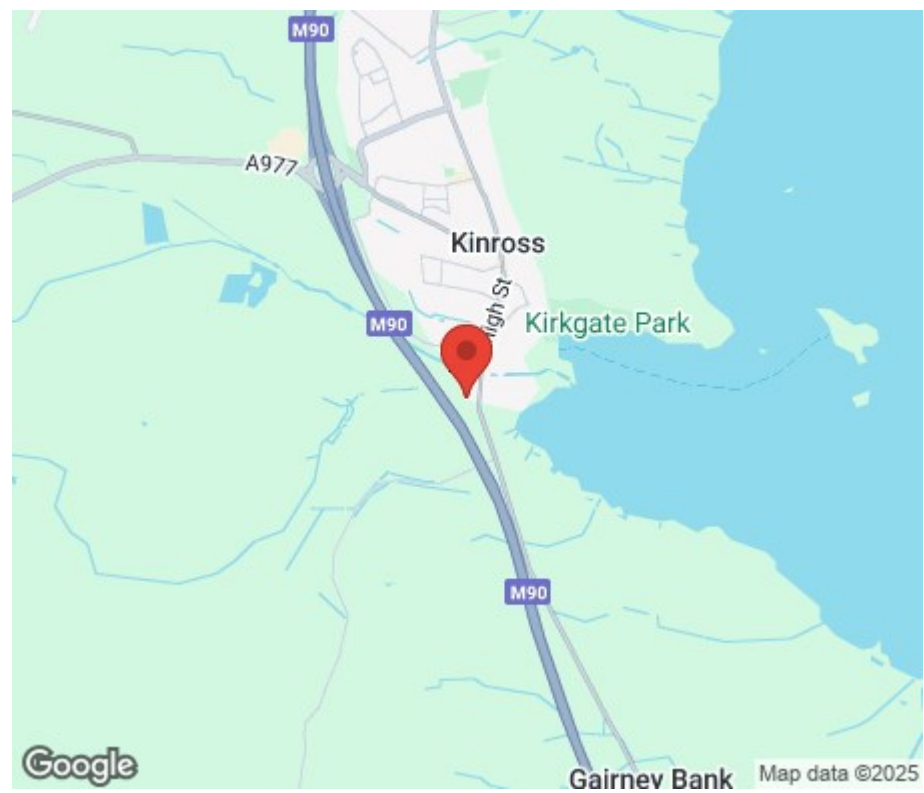




West Leven is a well-presented detached bungalow set on a generous plot on the outskirts of Kinross. This property boasts flexible living accommodation and four good sized bedrooms. Access is given to the front into a spacious entrance vestibule with cloaks hanging cupboard and door leading to the brightly presented hallway. The generous lounge is located to the front of the property with large picture window overlooking the front garden, feature fireplace with electric fire and archway leading to the dining room. The dining room benefits from having a large window overlooking the rear garden and door giving access to the breakfasting kitchen/family room. The traditional kitchen offers an abundance of storage, built in appliances, breakfast bar seating and space for family area or further dining area. The utility room which is accessed from the kitchen offers additional storage along with space and plumbing for usual appliances. This property boasts four good sized bedrooms with the principal bedroom benefiting from an en-suite shower room. A modern family bathroom completes the accommodation.







### OUTSIDE SPACE

Externally there are gardens to both front, side and rear. The front garden is fully enclosed and predominantly laid to lawn. A large mono-blocked driveway wraps around the property providing an ideal space for outdoor entertaining and leads to detached double garage. There is an EV charging point. Viewing is highly recommended.

### EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings and integrated appliances are included in the sale.

### VIEWINGS

All viewings are strictly by appointment through Morgans.

### MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, please contact us.





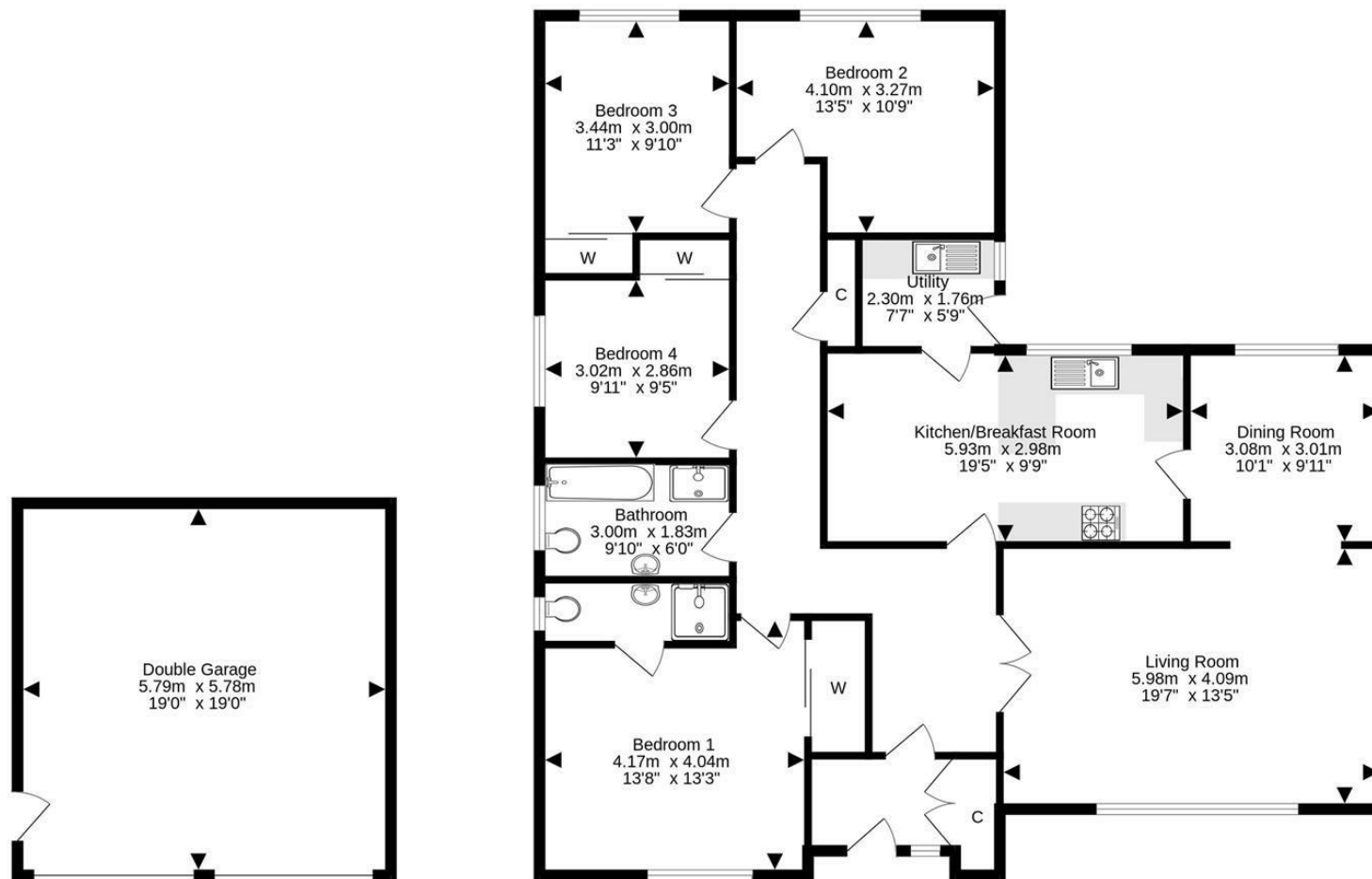












For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024



# Morgans

PROPERTY

SOLICITORS | PROPERTY

62 High Street, Kinross, KY13 8AN

Tel: 01577 863424

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naei | propertymark  
PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.