



**26 Pentland Park, Kennoway - KY8 5TQ**

Leven

Offers Over **£269,995**





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## 26 Pentland Park

Kennoway, Leven

Spacious modern 4 double bedroom detached villa in private development. Includes 3 baths, lounge, dining, kitchen, garage, large drive, gardens. EPC C. Viewing recommended. Home report £270,000.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- BEAUTIFUL MODERN DETACHED VILLA
- FOUR DOUBLE BEDROOMS MASTER EN-SUITE
- LOUNGE- DINING ROOM
- BREAKFASTING KITCHEN - UTILITY ROOM
- LARGE DOUBLE DRIVE- SINGLE GARAGE
- GENEROUS FRONT & REAR GARDENS
- DG- GCH - EPC C - HOME REPORT £270,000
- BATHROOM - SEP WC
- OAK INTERNAL FACINGS & DOORS
- PERFECT FAMILY HOME IN CUL DE SAC



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**GARDEN**

**DRIVEWAY**

4 Parking Spaces

**GARAGE**

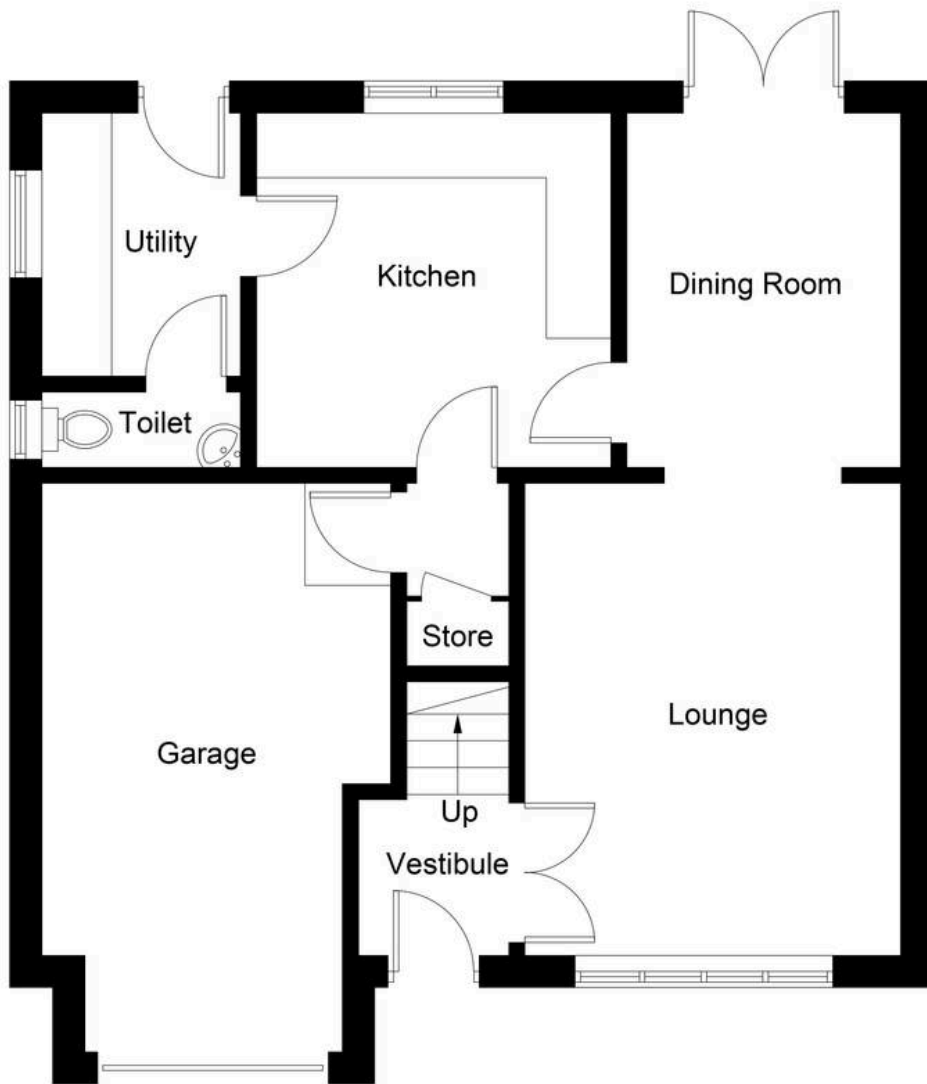
Single Garage



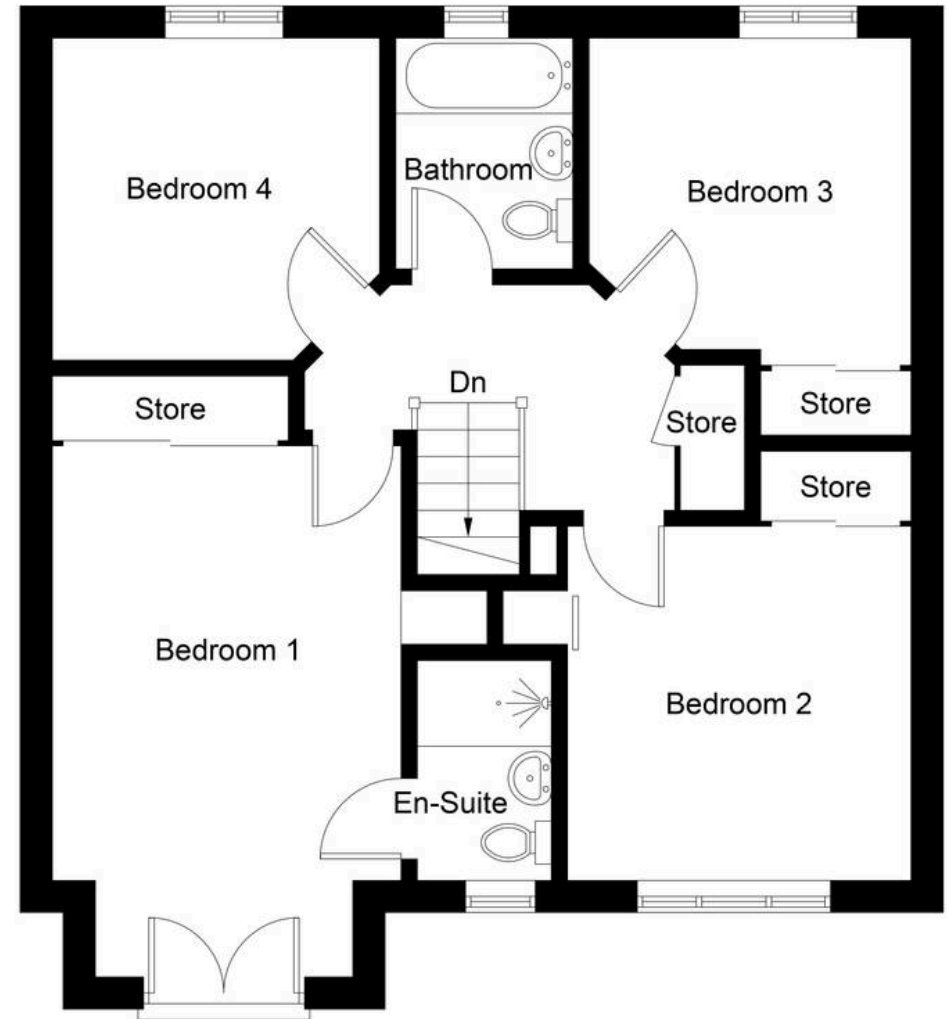


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310823)



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