

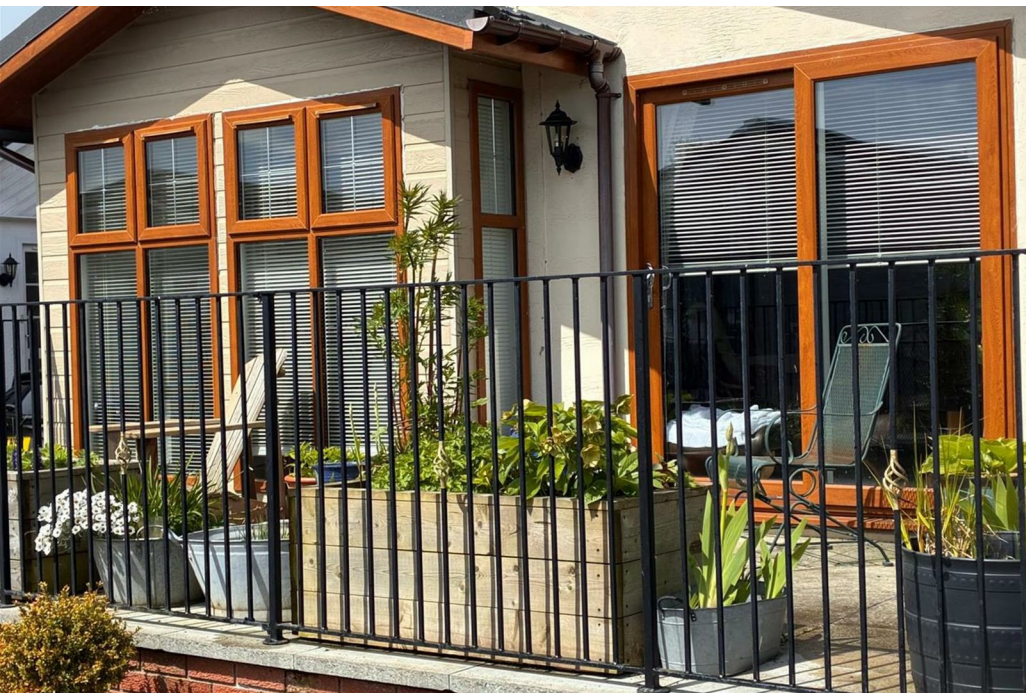


LEVEN PARK KINROSS | OFFERS OVER £150,000

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# LEVEN PARK

## KINROSS

£150,000

Nestled in the tranquil setting of Leven Park, Kinross, this charming park home offers a delightful retreat for those seeking comfort and convenience. With two well-appointed reception rooms, this property provides ample space for relaxation and entertaining. The two bedrooms are thoughtfully designed, ensuring a restful night's sleep, while the two bathrooms add a touch of luxury and practicality to daily living.

Maintained to a high standard, this home reflects a commitment to quality and care, making it an inviting space for its new owners. The private area to the rear offers a peaceful outdoor sanctuary, perfect for enjoying the fresh air or hosting gatherings with friends and family.

For those with vehicles, the property boasts parking for two cars on a stylish mono bloc driveway, ensuring ease of access and convenience.

This park home in Leven Park is not just a property; it is a lifestyle choice, offering a harmonious blend of comfort, privacy, and community. Whether you are looking to downsize or seeking a serene getaway, this home is sure to impress. This home constitutes your permanent residence and, as such, council tax is Band B, currently £127.62 per month. Site fees are £164.70.

### Lounge

This bright and spacious living room opens onto a large patio area with a bright outlook. The room features a vaulted ceiling which enhances the already expansive living space. The dining area, nestled between the kitchen and lounge, is ideal for hosting guests. The lounge's center-piece is a charming coal-effect fireplace, paired with access to the beautiful outdoor space at the property's front. Recessed ceiling spotlights and radiators are installed throughout. Floor is Karndean.

### Description

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. A utility room also accommodates a washing machine and fridge freezer. The sleeping accommodation comprises of two large double bedrooms with built-in bedroom furniture. There's also two modern fitted bathrooms, gas heating and double glazing. The washing machine is less than two years old and has 1600 spin. Boiler serviced annually - due 11 Nov 26.

### Situation

In a prime spot on this picturesque development, number 8 Leven Park enjoys beautiful views and, when the weather permits, all day sunshine 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.

The surrounding countryside provides ample opportunities for the outdoor enthusiast. Loch Leven is famous for its varied birdlife and excellent trout fishing and the beautiful countryside provides excellent walking, cycling and riding opportunities.

There is a frequent and reliable bus service from the park itself. The M90 gives swift access to both Perth, Edinburgh and Glasgow. There is also a Park and Ride service at Kinross with regular express coach services to Edinburgh and Perth. Edinburgh International Airport is only 27 miles away and provides regular flights throughout the UK and to a range of international destinations. Fancy a night in the city of Edinburgh? Great door to door access!

### 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.

### Kitchen/Dining 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 the highest standards of maintenance. It includes a built-in induction hob, double electric oven, and extractor hood. There is partial wall tiling to the worktops, enhanced by concealed lighting, and a wood effect floor covering. The kitchen is equipped with a dishwasher and washing machine, which may also be located in a parallel utility room. The external downward lighting accentuates the property's finest features.

### Main bedroom 1

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

### Main bedroom 2

The second room is a spacious double bedroom featuring ample wardrobe space and attractive lighting. It boasts fully fitted, extensive wardrobes complete with upper cupboards, ensuring plenty of storage space. The image shows a king-size bed to offer a perspective on size.

### Study

This room serves as an ideal 'office' space. It also boasts ample storage and, occasionally, doubles as a 'single' living area if so desired.

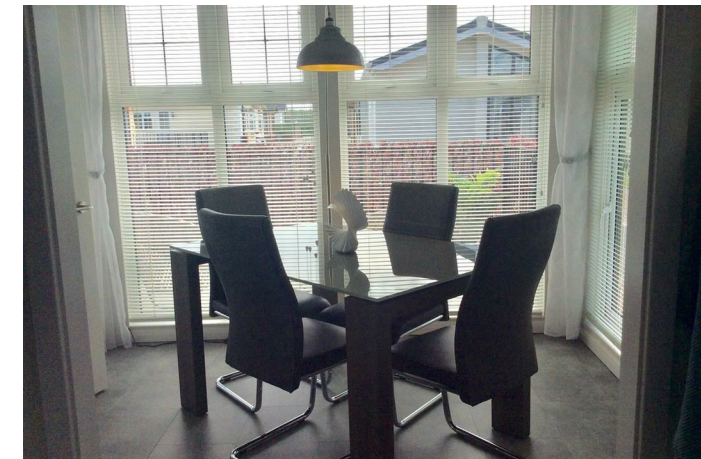
### Garden Grounds

The property boasts private south-facing views. It 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. A water and electricity supply is available externally to allow you to wash the car or water the garden.

### 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.



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

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



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