



LEVEN PARK KINROSS | FIXED PRICE £150,000

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LEVEN PARK

KINROSS

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Welcome to 12 Leven Park, a charming park home located in the picturesque town of Kinross. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With two well-appointed bedrooms, it offers ample space for relaxation and rest. The two modern bathrooms ensure convenience and comfort for you and your visitors. This home comes fully furnished.

Having been totally refurbished and redecorated in recent months, this home is ready for you to move in and start living. The tasteful decor throughout the property creates a warm and inviting atmosphere, making it an ideal retreat.

Additionally, the property features parking for two vehicles, providing ease and accessibility. Nestled in a serene park setting, 12 Leven Park offers a unique opportunity to enjoy a tranquil lifestyle while still being close to the amenities of Kinross.

This property is perfect for those seeking a modern, low-maintenance home in a beautiful location. Don't miss the chance to make this lovely park home your own.

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 fire-place and professionally designed contemporary kitchen complete with built-in appliances. A utility room also accommodates a washing machine and large 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 home has been totally refurbished to a high standard in recent weeks.

SITUATION

In a prime spot on this picturesque development, number 12 Leven Park enjoys beautiful views and, when the weather permits, all day sunshine. 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 second to none. 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

Bright, open and spacious hallway, leading to the main body of the home. A convenient storage cupboard exists just inside the hallway. Just what you need for storage of vacuum, coats etc. There is a further double sized storage cupboard located in the hallway as well as attic space for storage. There is a door to the rear of the property, accessing the utility room initially then onwards to the kitchen/dining area. Sliding mirrored doors are in place separating the kitchen and the dining space but these can also be kept open permanently for a sleek look.



LOUNGE

Bright, beautifully presented living room of generous proportions, opening directly onto the patio area with a private, picturesque outlook. The vaulted ceiling creates an impressive sense of height and space, enhancing the open views towards Bishop Hill. A dedicated dining area sits perfectly between the kitchen and lounge, offering an ideal setting for entertaining guests while cooking in the open-plan layout.

All furniture—including a new, unused suite—and the television are included. High-speed fibre broadband is available. The lounge centres around a stylish coal-effect feature fire and enjoys seamless access to the stunning outdoor space at the front of the property.

Recessed ceiling spotlights and radiators throughout complete the home's comfortable, modern feel.

KITCHEN / DINING ROOM

Outstanding fitted kitchen containing a range of quality floor standing and wall mounted storage units with inset sink unit and single drainer. Maintained to the highest standard by the current owners. Built-in induction hob (new), electric oven and cooker hood. Part wall tiling to worktops with concealed lighting. Tiled floor covering. Dishwasher, washing machine in kitchen or parallel utility room. External downward lighting creates the perfect scene, showing the property to its best advantage.

The dining room contains an L-shaped sofa but also has space for dining.

Main bedroom 1

Generously sized king-size bedroom with large en-suite bathroom including shower. Ladies and Gents built-in fitted wardrobe. Radiators. Privacy with great light space.

Main bedroom 2

This 'second' room is a full sized double bedroom with significant wardrobe space and beautiful lighting. The room itself contains fully fitted extensive wardrobes with upper cupboards.

Study Room

This room provides the perfect 'office' space. It also offers significant storage and, in some preferred cases, is utilised as a 'single' bedroom.

Main Bathroom

Attractively fitted large main bathroom incorporating open top bath and beautiful sink setting. Partly tiled walls to suite surround. Stunning show-house appearance.

Garden Grounds

The property has the benefit of private south-facing views without obstruction. A generous mono bloc driveway accommodates two vehicles with a large modern



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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	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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