

LEVEN PARK KINROSS | FIXED PRICE £148,000

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LEVEN PARK

KINROSS

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Set within the beautiful surroundings of Kinross-shire, No. 11A Leven Park offers a rare opportunity to join an exclusive development of premium park homes. AMAZING RESULTS!™ Kinross proudly present this superb, all-on-one-level 2-bedroom bungalow designed for the over-50s. Enjoying a prime position on one of the development's most sought-after plots, it boasts expansive, open views across rolling countryside towards Benarty Hill — a backdrop certain to impress every visitor.

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.. 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.

SITUATION

In a prime spot on this picturesque development, number 11A 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.

LOUNGE

Bright, gorgeous, good sized livingroom leading to the patio area - stunning location with private outlook. This property has a feature vaulted ceiling offering an elevated live-in space with fine open views towards Bishop Hill. The dining area between the kitchen and lounge offers a super location for entertaining guests whilst cooking in the open area. Television point and wi-fi available. The focal point of this lounge is a feature coal effect fire as well as access to the stunning outdoor area at the front of the property. Recessed ceiling spotlights. Radiators throughout.

KITCHEN / DINING ROOM

Outstanding fitted kitchen containing a range of quality floor standing and wall mounted storage units with inset white sink unit and single drainer. Maintained to the highest standard by the current owners. Built-in 4-ring gas hob, electric oven and cooker hood. Part wall tiling to worktops with concealed lighting. Tiled floor covering. Dishwasher, washing machine and fridge freezer in kitchen or parallel utility room. External downward lighting creates the perfect scene, showing the property to its best advantage.

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 itelf contains fully fitted extensive wardrobes with upper cupboards - no shortage of space here!

Study Room

This room provides the perfect 'office' space. It also offers signifant storage and, in some cases, is uilised as a 'single' living space.

Main Bathroom

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

Garden Grounds

The property has the benefit of private south-facing views. A generous mono bloc driveway accommodates two vehicles with a large modern garden shed strategically placed. A good-sized area of laid-to-lawn with rotary dryer, flowering borders and raised paved balcony/seating area completes the garden area. Superb open aspects across surrounding countryside offer a stunning setting from this delightful park home and balcony area. External water supply. A large sized shed with two additional storage boxes are included in the price. Interested parties should note that there is adequate space to erect a garage if required.

Viewing

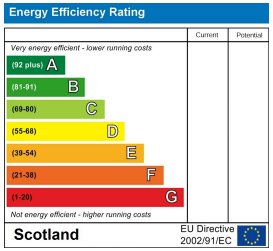
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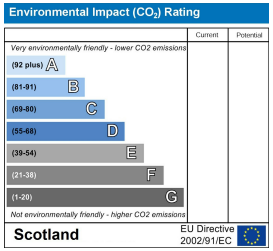












To view this property call **AMAZING RESULTS!™** on 07809 330678











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