



LEVEN PARK KINROSS | FIXED PRICE £124,000

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LEVEN PARK

KINROSS

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Welcome to No. 2 Leven Park in the heart of Kinross-shire – An exclusive community of high-quality park homes, AMAZING RESULTS!™ Kinross are delighted to offer to the market this stunning all-on-the-level 2 bedroom bungalow for the over 50's, perfectly situated on the development with wonderful open aspects across the surrounding countryside towards Benarty Hill which will delight all who view.

DESCRIPTION

A Detached Lodge Home in an all year round residential park near Kinross. Ownership of these high-quality dwellings are restricted to residents over 50 years of age. Viewing will be required to appreciate the specification of this 2 bedroomed Park Home and can be arranged by contacting the selling agents.

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 the washing machine and boiler. 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 throughout.

SITUATION

In a prime spot on this picturesque development, number 6 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 super 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 entrance 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 The dining area between the kitchen and lounge offers a super location for entertaining guests whilst cooking in the open area. Television point and wifi 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

Outstanding fitted kitchen containing a range of quality floor standing and wall mounted storage units with inset sink unit and drainer. Maintained to the highest standard by the current owners. Built-in 4-ring induction hob, electric oven and cooker hood. Part wall tiling to worktops with concealed lighting. Tiled floor covering. Tumble Drier and washing machine in kitchen or adjoining utility room.

MAIN BEDROOM 1

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

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

This room provides the perfect 'office' space. It also offers significant storage and, in some cases, is utilised as a 'single' living space. It is carpeted with fixed desk/dressing room table, deep fitted drawers and a tall shelved unit as further storage.

FAMILY BATHROOM

Attractively designed large main bathroom is fully tiled with fittings including low level w.c, vanity unit with counter-top basin, full size bath, fixed over-sink mirror with shaver socket above, glass vanity shelf and window to the side.

GARDEN GROUNDS

A generous mono bloc driveway accommodates at least two vehicles. A good-sized area of laid-to-lawn 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.

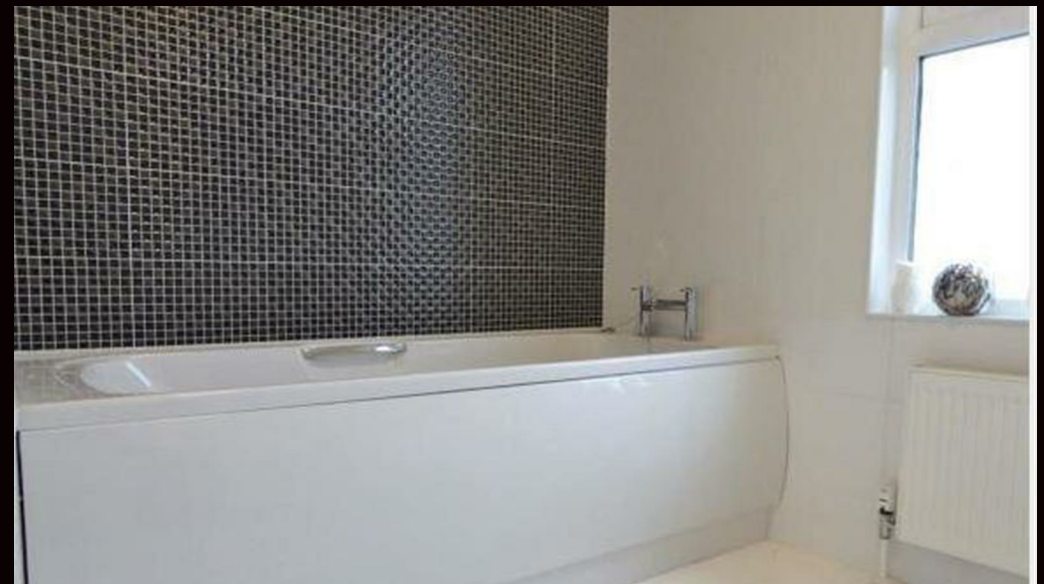
VIEWING

Interested in viewing this home? Arrange an appointment through Lynda Wilson at AMAZING RESULTS!™ Estate Agents - Kinross.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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 Colin Jenkins on 0800 999 1565



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

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