



38 Rosemount Grove, Leven - KY8 4FY

Leven

Offers Over **£285,000**





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38 Rosemount Grove

Leven, Leven

New for sale a Stunning Detached Bungalow nestled in a sought-after private development within a generous corner plot enjoying open South Facing aspect to rear. This perfect family home is located close to train links at Leven & Cameron Bridge, making commuting a breeze for professionals or adventurers looking to explore beyond Leven. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a deceptively spacious home comprising Vestibule - Entrance Hall - Three Bedrooms Master En-Suite - Bright Lounge/ Diner with French doors to garden - Modern Fitted Kitchen & Appliances - Utility with internal access to garage - Family 4 Piece Bathroom. Benefitting from DG- GCH - EPC C - HOME REPORT £290,000. Externally double drive, single garage. Feature gardens to front side & rear enjoying open aspects to the South with potential subject to planning extend. Viewing Highly Recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

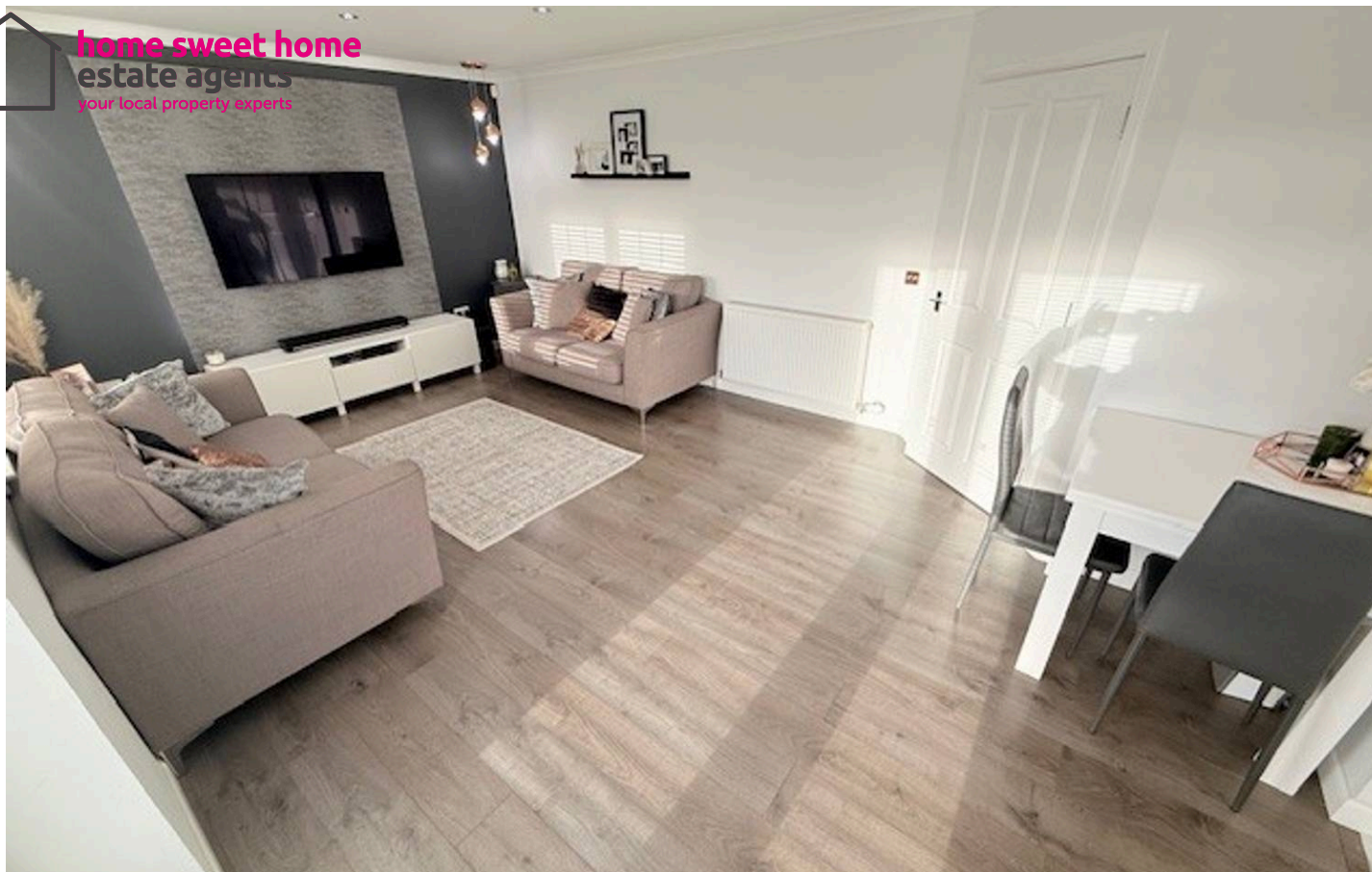
EPC Environmental Impact Rating: C

- STUNNING MODERN DETACHED BUNGALOW
- CORNER PLOT WITH SOUTH FACING REAR GARDEN
- DG- GCH - EPC C- HOME REPORT £290,000
- SPACIOUS LOUNGE/ DINER
- GENEROUS MODERN FITTED KITCHEN UTILITY RM
- THREE BEDROOMS MASTER EN-SUITE





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GARDEN

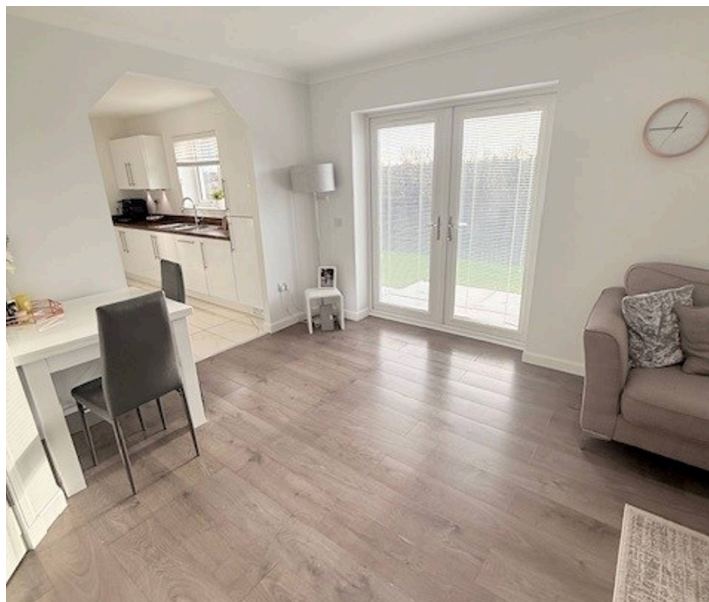
Generous enclosed gardens, South facing to rear.

GARAGE


Single Garage


DRIVEWAY

3 Parking Spaces





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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

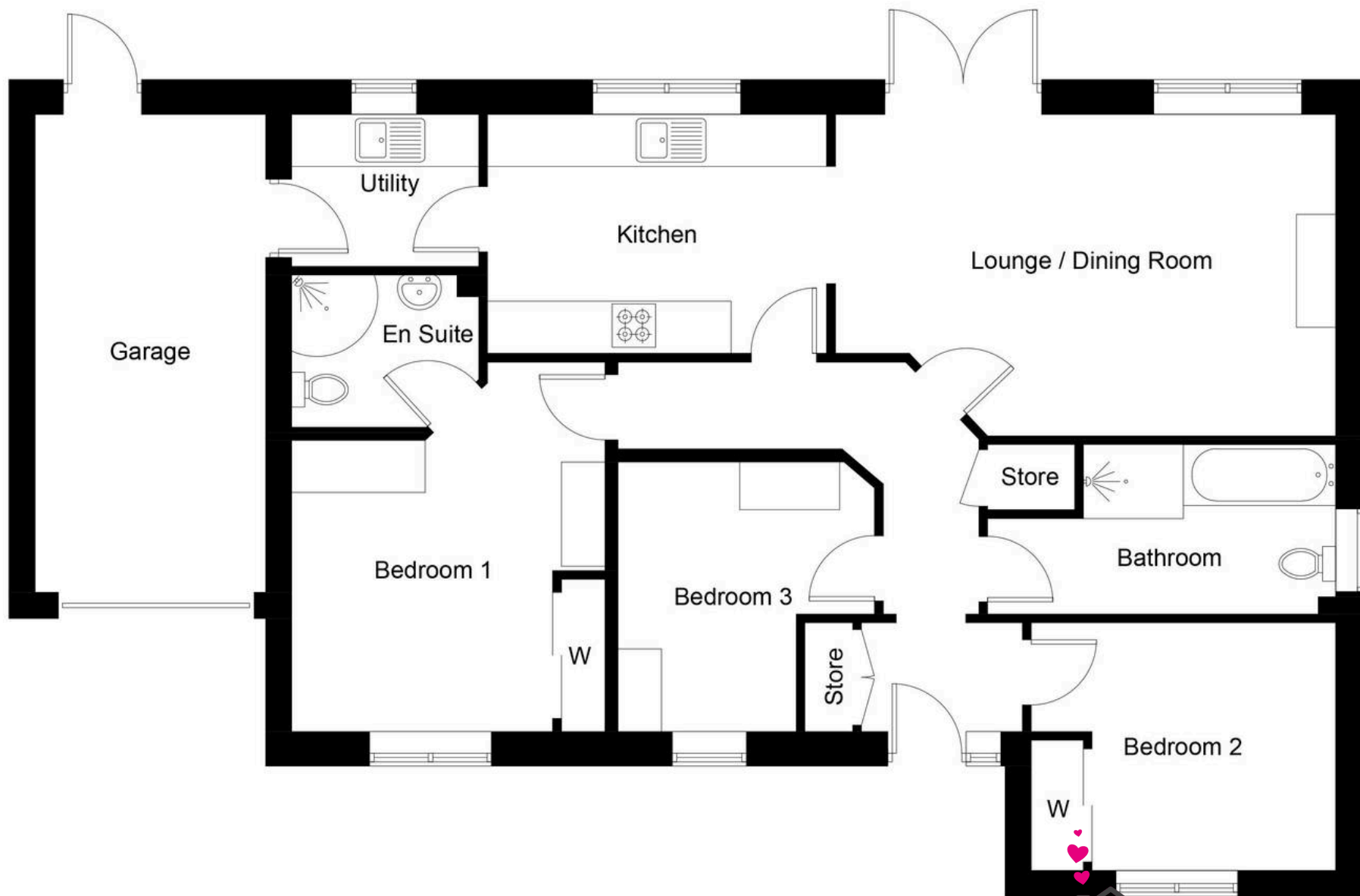


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