



11 Warout Brae, Glenrothes, Fife, KY7 4JP
Offers Over £105,000



OPPORTUNITY TO ADD VALUE 3 Bedroom Semi-Detached Villa with a DRIVEWAY and a good-sized garden to the rear. Situated within easy walking distance of Glenrothes Town Centre providing all essential amenities, with Primary and Secondary Schools nearby. Bus Station provides EXCELLENT TRANSPORT LINKS with a short drive to Markinch Train Station or onto the A92 ideal for commuting.

LOCATION

Located in central Fife and regarded as a "New Town" Glenrothes has excellent recreational facilities at the Michael Woods Sports centre, including parkland, various sports venues and two golf courses. In recent years it has become a focus for electronics manufacturing, earning it the nickname 'Silicon Glen', after Silicon Valley in the USA. Main shopping facilities are located at the Kingdom Shopping Centre including a multi-screen cinema and bus station. Education is provided through a number of local Primary and Secondary schools. The nearby A92 allows swift access to Edinburgh/Dundee including railway stations at both Thornton and Markinch.

DIRECTIONS

Please contact agent for further information.

ENTRANCE

Access is via a UPVC door with opaque double-glazed inlets leading into the lower hallway to the front of the property with carpeted stairs leading to the upper landing.

LOUNGE DINING ROOM 20'0" x 11'6" (6.11m x 3.51m)

Bright lounge dining room with double-glazed window to the front and ample space to create separate living spaces. Feature electric fireplace in a timber surround with a marble hearth. Coving. 2 radiators. Laminate flooring. Patio doors provide access to the garden.

INNER HALL

UPVC door provides access to the side garden and driveway. Under stair cupboard provides storage space. Tiled flooring. Doorway to the breakfasting kitchen.

BREAKFASTING KITCHEN 10'11" x 9'2" (3.34m x 2.80m)

Spacious breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops. Space for dining furniture and freestanding appliances with a fixed extractor fan. Radiator. Tiled flooring.

UPPER LANDING

Hatch provides access to the roof space. Cupboard houses the gas central heating condensing combi boiler. Carpeted.

BEDROOM 1 11'10" x 11'3" (3.61m x 3.44m)

Spacious double bedroom with double-glazed window to the front. Cupboard provides storage space. Dado rail. Radiator. Carpeted

BEDROOM 2 12'5" x 8'5" (3.81m x 2.58m)

Additional double bedroom with double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

BEDROOM 3 11'4" x 6'0" (3.46m x 1.83m)

Good-sized single bedroom with double-glazed window to the front. Cupboard provides storage space. Laminate flooring.

BATHROOM 8'4" x 5'2" (2.56m x 1.58m)

3-piece suite comprising: W.C, wash hand basin and a bath with a thermostatic control shower above. Opaque double-glazed window to the rear. Fully tiled. Radiator. Tiled flooring.

GARDEN

To the front of the property is mainly laid to lawn with a mono bloc driveway to the side providing off street parking and leads to the side entrance of the property. The rear garden has areas of lawn, gravel and concrete providing an ideal space for garden furniture to enjoy time in the sun. Shed provides storage space.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.

Fife Properties Leven

01333 421 774

9 Mitchell Street

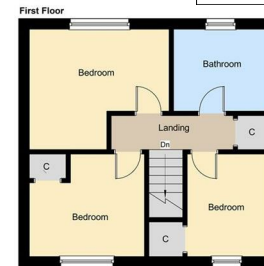
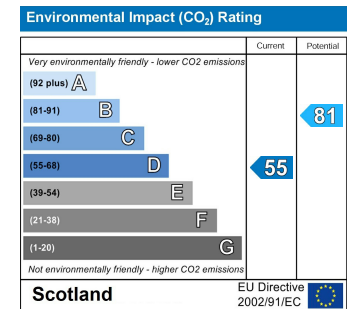
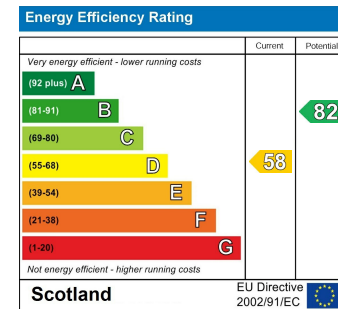
Leven

Fife

KY8 4HJ

Email: leven@fifeproperties.co.uk

Website: www.fifeproperties.co.uk



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