

# 9 Prinlaws Road

LESLIE, FIFE, KY6 3BN



*UNIQUE TWO BEDROOM  
FAMILY HOME*



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9 Prinlaws Road is a magnificent two-bedroom semi-detached villa with many period features throughout and is in truly walk-in condition.

The property has an entrance that leads to the hall with stairs leading to the upper level. The lounge is located to the front of the property with large windows which flood the room with natural light. The focal point of the room is the bespoke fire surround with multi fuel log burner. The stunning dining area sits within the lounge with space for sitting and dining, this is sure to become the hub of the home. The kitchen has a full range of floor and wall units with access to the rear gardens. The second bedroom sits adjacent to the lounge and is a good size with access to the rear gardens.







**Bedroom 2**





On the upper level, there is a large double bedroom benefiting from stunning views over Fife. A small snug is located off the bedroom and can be a handy playroom or office space. The family's three-piece bathroom with a shower completes the accommodation internally.







**Workshop**





### Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	5.70m (18'8") x 3.90m (12'10")
Kitchen	2.60m (8'7") x 2.60m (8'6")
Bedroom 1	5.70m (18'8") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 2.50m (8'3")
Shower Room	2.30m (7'7") x 1.90m (6'3")
Attic Room	3.50m (11'6") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup>

EPC Rating: E





There is gas central heating throughout and enclosed gardens to the rear of the property. It has been carefully designed for easy maintenance and offers a high degree of privacy and seclusion. Viewing is highly recommended to appreciate the accommodation on offer.





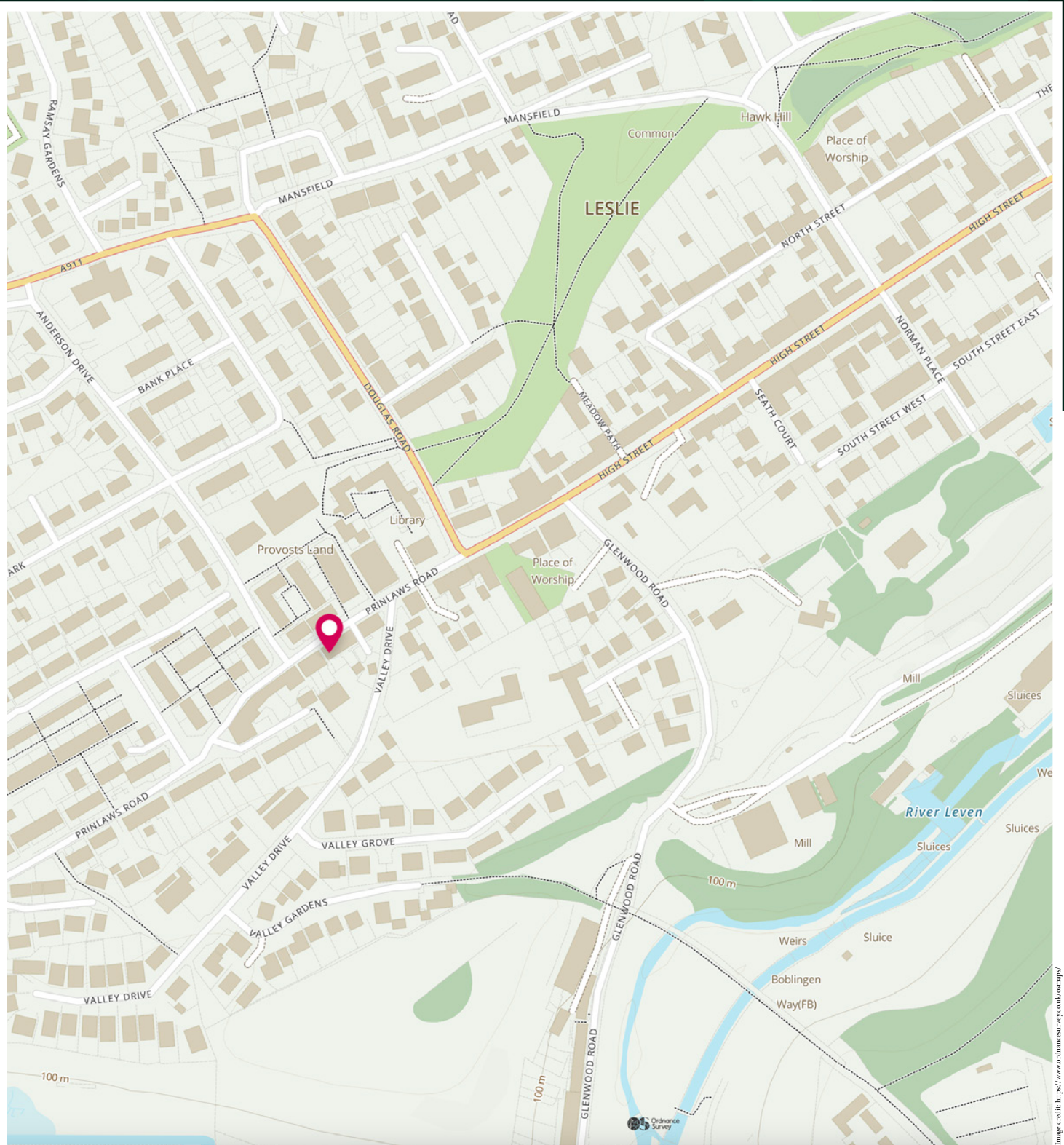
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Leslie provides a full range of local amenities including shops, restaurants, library, Doctors and Dentists surgeries, pharmacy and Primary School. The village boasts a range of leisure activities and clubs including a nine-hole golf club and a long-established bowling club. It is also home to the longest-running amateur dramatic society in Fife.

For the commuter, the A92 allows swift access to Edinburgh and the central Scotland motorway network and there are railway stations at both Thornton and Markinch. The school bus for Dollar Academy passes the door and good secondary schooling can be found in nearby Glenrothes.

Within a short distance is the Balgeddie House Hotel and Fountain Spa and the award-winning, Hotel of the Year, Balbirnie House Hotel. Glenrothes is unique in Fife as the majority of the town's centre is contained indoors with Fife's largest indoor centre, the Kingdom Shopping Centre providing a great deal more than normal requirements. The town has a variety of recreational facilities including a sports centre, civic centre with theatre.

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# McEwan Fraser Legal

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