



**53 Carfrae Drive, Glenrothes, KY6 1LY**

**Offers Over £45,000**



\*\*\*Closing Date Thursday 28th March at 12pm, NEWLY AVAILABLE 2 Bedroom Mid Terraced Villa located in a popular residential area within walking distance of local amenities and schools. EXCELLENT commuter links with great public transport links and access to the A92. The property is an ideal investment opportunity and has scope to add value. Accommodation comprises: Entrance Hall, stairway, spacious lounge, breakfasting kitchen, shower room, 3 double bedrooms. Front and rear gardens. The Home Report valuation on this property is 47,000.00. Details of the Home Report can be accessed at: <http://www.packdetails.com/notify.htm?sr=hp757511c=KY6 1LY>



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#### HALL/ENTRANCE

Spacious hallway accessed via UPVC door and providing access to all the lower accommodation and stairway rising to the upper level. Painted walls, wall mounted radiator and timber effect laminate flooring.

#### LOUNGE

19'0" x 10'0" (5.81m x 3.07m)

Lounge is accessed via timber door with glazed inlets from the hall. Double-glazed window to front with adjacent Clerestory double glazed window. Painted and wallpapered walls with wall mounted radiator and timber effect laminate flooring.

#### KITCHEN

14'11" x 5'10" (4.56m x 1.79m)

Breakfasting kitchen incorporating floor standing, wall mounted units and wipe clean worktops with tiled splashback and sink. Double-glazed window located to the rear. Pantry cupboard providing storage and housing the fuse switch gear. Ample space for breakfasting, painted walls and wall mounted radiator with tile effect vinyl flooring.

#### CONSERVATORY

Bright room to the rear of the property with double glazed window surround and UPVC entrance door. Wall mounted radiator and tiled flooring.

#### BEDROOM 1

13'0" x 10'4" (3.98m x 3.17m)

Bright double bedroom with Double-glazed window to front. Cupboard providing shelving/hanging/storage. Wallpaper and painted walls with a wall mounted radiator.

#### BEDROOM 2

11'10" x 9'6" (3.62m x 2.92m)

Additional double bedroom with Double-glazed window to front. Partially painted and wallpaper walls with wall mounted radiator.

#### SHOWER ROOM

7'4" x 6'6" (2.25m x 2.00m)

Consists of a 3-piece suite comprising: WC, wash hand basin and shower enclosure. Tiled walls with wall mounted radiator and tiled flooring

#### GARDEN

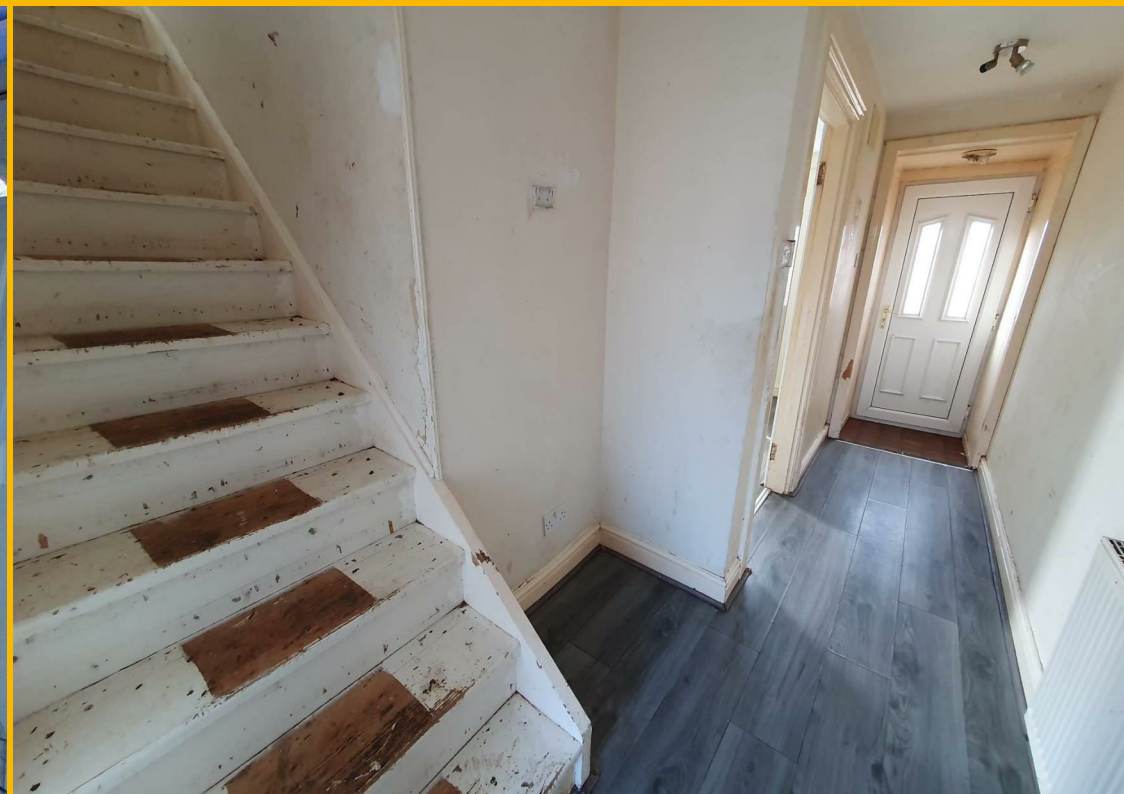
Garden area to the front and mainly consist of lawn with a timber shed and a paved pathway leading to the front door. The rear garden is mainly laid to lawn with a paved pathway and a timber fence surround with side gate.

#### AGENT NOTES

This property is being sold in its present condition and no warranty will be given to any purchaser with regards to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

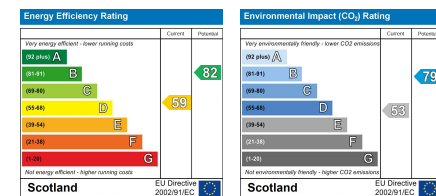
Please note that all measurements are approximate to widest points unless otherwise stated.











Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

Email: [info@fifeproperties.co.uk](mailto:info@fifeproperties.co.uk)  
[www.fifeproperties.co.uk](http://www.fifeproperties.co.uk)

