

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



10 Manse Road, Glencraig, KY5 8AQ
Offers Over £199,950



Ross & Connel are delighted to bring to the market this stunning extended semi detached villa offering the superb family accommodation of outstanding quality throughout and located in a much sought after area. Large reception porch/sitting room, Hall, Lounge, Dining room, Luxury kitchen, Utility room. Shower room, 4 Double bedrooms, Family bathroom. Double glazing. Gas central Heating. Large driveway with ample parking for several cars. Double garage. Large, Well maintained and generously proportioned gardens to front and rear. Pristine decor. Immaculately presented. Internal viewing is highly recommended to allow prospective purchasers to fully appreciate the quality of fixtures and fittings and excellent workmanship this home has to offer. EPC Band: C Council Tax - C. Freehold.

LOCATION

Glencraig is situated in the Benarty area of Fife between Crosshill and Lochgelly. There are local amenities, schooling and a good transport link between the towns nearby. The A92 is within easy reach linking directly to the M90 motorway making this area an ideal commuter base to Edinburgh and most parts of central Scotland either by rail or road. There are recreational facilities close by, Lochore Country Meadows, Golf Course and Lochgelly Swimming Pool.

PROPERTY - SEMI DETACHED VILLA

- Large reception porch/sitting room
- Hall
- Lounge
- Dining room
- Kitchen
- Utility room
- Bedroom 4 (Downstairs)
- Shower room (Downstairs)
- Landing
- 3 Further bedrooms
- Family bathroom
- Double glazing
- Large, well maintained gardens
- Large garage with ample parking areas
- Pristine decor
- Quality floor coverings throughout
- Exceptional property in move in condition.
- Internal viewing is a must!

ACCOMMODATION

Reception porch/Sitting room 4.30 m x 3.30 m / 14'1" x 10'10"

This is a large and very welcoming reception porch and offers space for a variety of uses including a sitting room. Side and Rear.

Hall

Stairs to upper level with most attractive balustrade with glass panels. Replacement doors leads to the lounge, dining room, bedroom 4 and shower room.

Lounge 4.60 m x 3.60 m / 15'1" x 11'10"

A lovely bright lounge. Front.

Dining Room

This is an attractive dining room which enjoys natural light from a domed skylight. Access to the kitchen.

Kitchen 5.30 m x 2.50 m / 17'5" x 8'2"

The kitchen is one of the outstanding areas of this home. Fitted with top quality floor and wall units with complementary worktops and matching splashbacks. Top quality kitchen appliances. Rear.

Utility Room 1.60 m x 1.50 m / 5'3" x 4'11"

Fitted with units to match the kitchen. Rear.

Bedroom 4 3.30 m x 3.10 m / 10'10" x 10'2"

The fourth bedroom is of double proportions. Front.

Shower Room 3.70 m x 1.60 m / 12'2" x 5'3"

Fitted with a contemporary white suite. Attractive tiling. Rear.

Landing

With doors to 3 bedrooms and bathroom. Storage cupboard.

Bedroom 1 3.40 m x 3.20 m / 11'2" x 10'6"

A lovely double bedroom. Front

Bedroom 2 3.40 m x 3.20 m / 11'2" x 10'6"

The second bedroom is also of good proportions. Front.

Bedroom 3 3.40 m x 2.60 m / 11'2" x 8'6"

The third bedroom is also of double proportions. Rear.

Bathroom 2.30 m x 1.80 m / 7'7" x 5'11"

Fitted with a contemporary white suite incorporating a shower set over the bath. Top quality tiling. Rear.

Gardens

This property enjoys the benefit of generously proportioned and well maintained areas of garden ground to the front and rear of the property.

GARAGE/DRIVEWAY

There is a driveway leading to a large garage.

HEATING

Gas central heating.

GLAZING

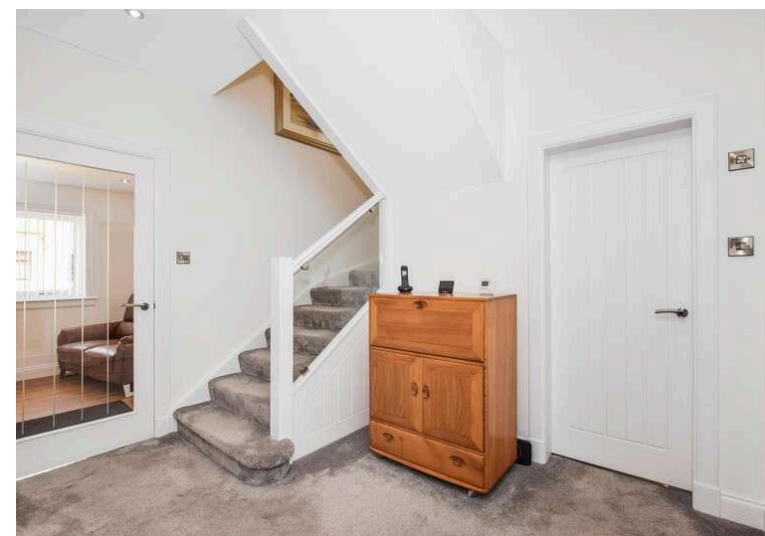
Double glazing.

EXTRAS

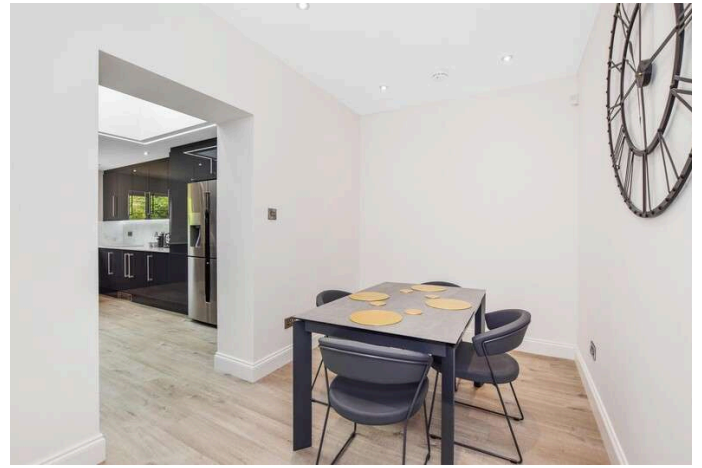
All the carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

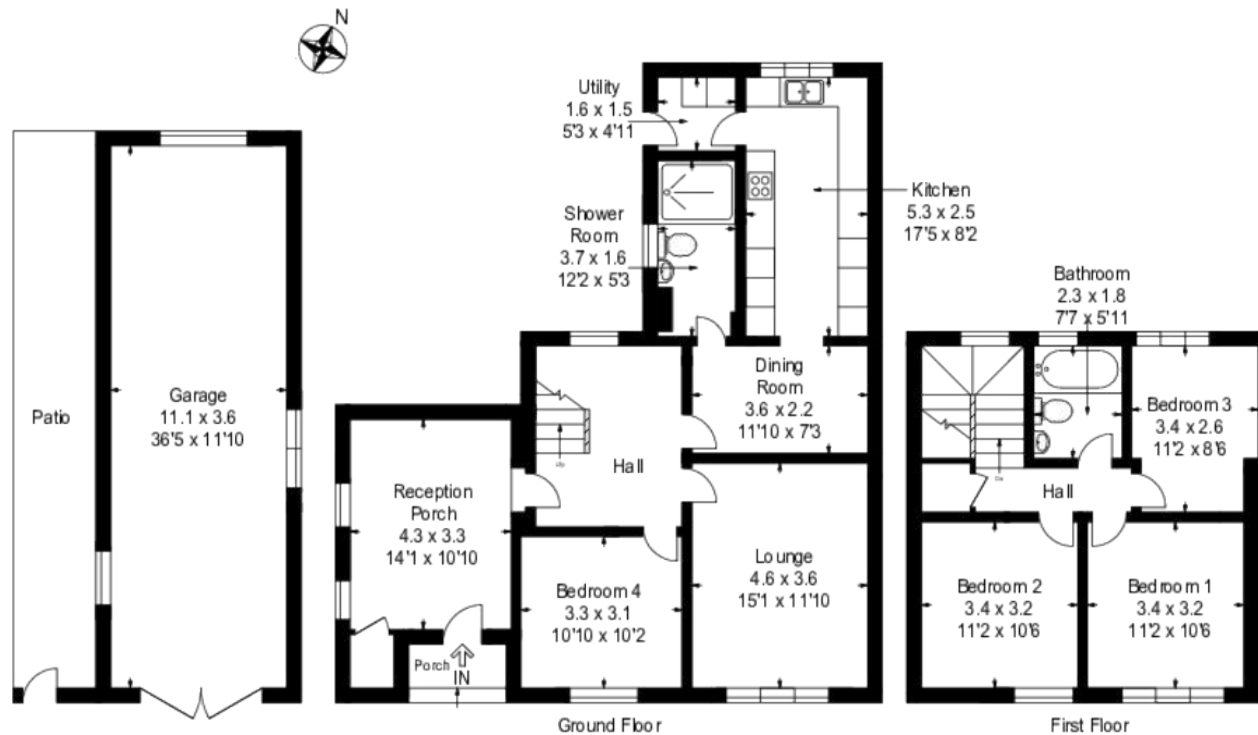
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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobe to wall surface where possible or to surfaces indicated by arrow heads. (10110927)

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