



**17 CORNHILL ROAD**  
**GLENROTHES, KY7 4TJ**

**£210,000**  
**FREEHOLD**

Stunning Detached Bungalow in corner plot New For Sale! Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a modernised & spacious home in sought after private cul de sac comprising: Vestibule - Lounge/ Diner with Media Wall - Modern Breakfasting Kitchen & Appliances - Three Double Bedroom (all fitted wardrobes) - Modern Family Shower-Room/WC. Benefitting from DG- GCH - EPC D - HOME REPORT £220,000. Externally large double driveway, corner gardens to front & side with generous private enclosed rear garden. Early Viewing Highly Recommended.



**home sweet home**  
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your local property experts

# 17 CORNHILL ROAD

- STUNNING MODERNISED DETACHED BUNGALOW CORNER PLOT
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE/ DINER WITH MEDIA WALL
- DG - GCH - EPC D - HOME REPORT £220,000
- LARGE DOUBLE DRIVEWAY
- CORNER PLOT WITH PRIVATE REAR GARDEN
- MODERN BREAKFASTING KITCHEN & APPLIANCES
- MODERN FAMILY SHOWER-ROOM/WC
- SMALL PRIVATE CUL DE SAC
- VIEW NOW!



## FULL DESCRIPTION

Stunning Detached Bungalow in corner plot New For Sale! Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a modernised & spacious home in sought after private cul de sac comprising: Vestibule - Lounge/ Diner with Media Wall - Modern Breakfasting Kitchen & Appliances - Three Double Bedroom ( all fitted wardrobes) - Modern Family Shower-Room/WC. Benefitting from DG- GCH - EPC D - HOME REPORT £220,000. Externally driveway to park several cars, corner gardens to front & side with generous private enclosed rear garden. Early Viewing Highly Recommended.

## LOCATION

Glenrothes is one the most successful New Towns created in Scotland with many New technology business based there. Situated adjacent to the A92 Road Network for commuting to Dundee - Perth - Aberdeen - Edinburgh - Glasgow. Train Links Provided @ Markinch Mainline Station & Thornton. Variety of primary Schooling & Secondary Schooling facilities are provided. Local Shopping provided in the Kingdom Centre & various retail outlets. Amenities include 18 Hole Golf Course at Glenrothes Golf Course & Balbirnie Golf Club. Michael Woods Sports Centre provides up to date Sports & Leisure facilities for all tastes.

## ENTRANCE VESTIBULE

Security door. Cloaks cupboard.

## LOUNGE/ DINER

Spacious main public room with feature media wall & fireplace. DG window to front. Coved edging. Downlighting. Chrome sockets & switches. Laminate floor.

## MODERN BREAKFASTING KITCHEN

Featuring a range of modern wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Breakfast bar with fitted storage. Appliances to include Induction hob, oven, microwave, washing machine, dishwasher, fridge freezer. Chrome sockets & switches. DG window to rear. Security door. Downlighting. Slim radiator.

## INNER HALLWAY

Hatch to loft with pull down ladder part floored. Downlighting.

## MASTER BEDROOM

Good size main bedroom with double mirrored wardrobe. DG window to front. Chrome sockets & switches.

## BEDROOM 2

Freshly presented second double bedroom with double mirrored wardrobes. DG window to rear.

## BEDROOM 3

Bright third bedroom with double mirrored wardrobe. DG window to rear.

## MODERN SHOWER-ROOM/WC

Stunningly update to include large walk in water fall

shower with chrome screen & black trim. Wash hand vanity unit. Low level wc. Tiled floor & wall with feature recessed lit alcove. Downlighting. Extractor fan. Frost DG window. Towel radiator.

#### EXTERNAL

Corner garden to front & side laid to lawn bordered by plants & shrubs.

#### DOUBLE DRIVEWAY

Stone chipped provides off street parking for several cars.

#### REAR GARDEN

Generous private fence enclosed garden mainly laid to lawn with paved patio. Timber summerhouse by separate negotiation.

## 17 CORNHILL ROAD



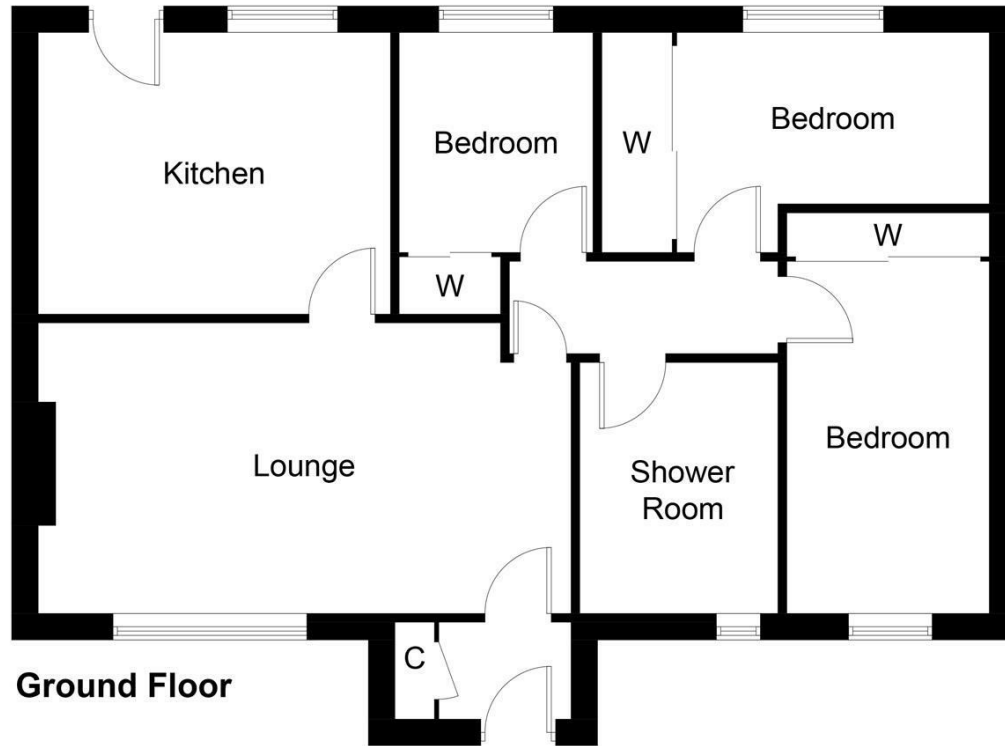


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1043678)



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | <b>84</b> |
| (69-80) <b>C</b>                                   |  | <b>66</b>               |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>Scotland</b>                                    |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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