

**27 WESTWOOD ROAD**  
**GLENROTHES, KY7 5BQ**

**£125,000**  
**FREEHOLD**

New For Sale a Spacious Mid Terraced Villa in sought after location. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale an ideal family home comprising : Entrance Hall - Bright Lounge - Modern Dining Kitchen- Three Double Bedrooms - Bathroom/WC. Benefitting from DG- GCH - EPC D - HOME REPORT £130,000. Generous private gardens to front & rear with large outbuilding( power/ light & insulation). Early Viewing Recommended.



**home sweet home**  
**estate agents**  
your local property experts

# 27 WESTWOOD ROAD

- SPACIOUS MID TERRACED VILLA • DG- GCH - EPC D • THREE DOUBLE BEDROOMS • HOME REPORT £130,000 • LARGE GARDNES & OUTBUILDING • BRIGHT LOUNGE • MODERN DIDNING KITCHEN • BATHROOM/WC



## FULL DESCRIPTION

New For Sale a Spacious Mid Terraced Villa in sought after location. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale an ideal family home comprising : Entrance Hall - Bright Lounge - Modern Dining Kitchen- Three Double Bedrooms - Bathroom/WC. Benefitting from DG-GCH - EPC D - HOME REPORT £130,000. Generous private gardens to front & rear with large outbuilding( power/ light & insulation). Early Viewing 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 HALL

Security door. DG side window. Under stairs storage. Fuse box/ meter housed in second store.

## LOUNGE

Bright living room. Gas fire. Coved edging.

## DINING KITCHEN

Well proportioned & fitted with modern style wall & base cabinets, wipe clean worktop, inset sink. Appliances to include gas hob, oven, washing machine, fridge freezer. Feature slate tiled floor, DG window to rear. Security door.

## BATHROOM

Comprising bath, wash hand basin , low level wc. Frost DG window.

## STAIRS TO FIRST FLOOR LANDING

Galleried style. DG window to front. Hatch to loft. Store cupboard.

## BEDROOM 1

Good size double room with fitted hand made storage with additional single wardrobe. DG window to rear. Ideal office/ study.

## BEDROOM 2

Second double bedroom. 2 Store cupboards housed. DG window to rear.

## BEDROOM 3

Generous third double bedroom. Double wardrobe. Tiled fire surround. 2 DG windows to front. Wood floor.

## FRONT GARDEN

Bounded by mature hedgerow providing privacy/ Lawn bordered by plants & shrubs. Vennel access to rear.

### REAR GARDEN

Generous fence enclosed garden. Paved patio with external lighting, bordered by stone chips, lawn. Large outbuilding. External store.

### OUTBUILDING

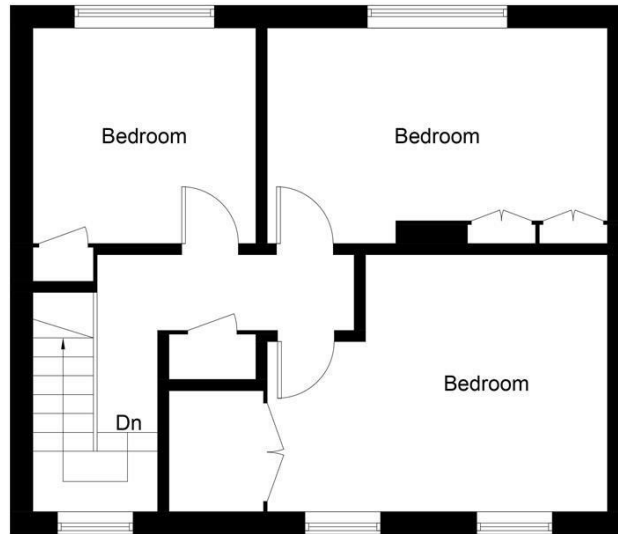
Timber outbuilding with stable door. Kingspan insulation, power, light, Triple Glazed.

## 27 WESTWOOD ROAD





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1071081)



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