



22 WAROUT WALK GLENROTHES, KY7 4JR

£99,995
FREEHOLD

Welcome to this charming mid terraced house located in a popular family orientated cul de sac with open aspect. As you step into this property, you are greeted by a spacious lounge/diner, perfect for relaxing with family or entertaining guests. The modern dining kitchen fitted with wall & base cabinets & includes appliances. With three bedrooms, including two double bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The bathroom/WC provides convenience and comfort for all residents. Benefitting from DG- GCH - EPC C - HOME REPORT £110,000. Externally double driveway & enclosed rear garden. View Now!



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22 WAROUT WALK

- SPACIOUS MID TERRACED VILLA • THREE BEDROOMS TWO DOUBLE • GENEROUS LOUNGE/ DINER • MODERN DINING KITCHEN • BATHROOM/WC • DOUBLE DRIVEWAY • ENCLOSED GARDEN • DG- GCH - EPC C • HOME REPORT £110,000 • IDEAL FAMILY HOME IN CUL DE SAC



FULL DESCRIPTION

Welcome to this charming mid terraced house located in a popular family orientated cul de sac with open aspect. As you step into this property, you are greeted by a spacious lounge/diner, perfect for relaxing with family or entertaining guests. The modern dining kitchen fitted with wall & base cabinets & includes appliances. With three bedrooms, including two double bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The bathroom/WC provides convenience and comfort for all residents. Benefitting from DG- GCH - EPC C - HOME REPORT £110,000. Externally double driveway & enclosed rear garden. View Now!

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.

LOUNGE/ DINER

Generous main public room to accommodate a range of free standing furniture. DG windows to front & rear provide a dual aspect. Coved edging. Carpet.

MODERN DINING KITCHEN

Well proportioned with range of modern wall & base cabinets. Wipe clean worktop, inset sink. Appliances to include ceramic hob, double oven, American style fridge / freezer. Washing machine. Wine cooler. Dishwasher. DG window to front & rear. Security door.

STAIRS TO FIRST FLOOR LANDING

Hatch to loft part floored with pull down ladder.

BEDROOM 1

Generous main double bedroom with wardrobes included. DG window to front looking onto park. Carpet.

BEDROOM 2

Bright second double bedroom. DG window to front over looking park. Carpet.

BEDROOM 3

Bright third bedroom. DG window to rear. Carpet. Store cupboard.

BATHROOM/WC

Comprising bath with over head shower, wash hand basin, low level wc. Tiled floor & wall. Frost DG window.

DOUBLE DRIVE

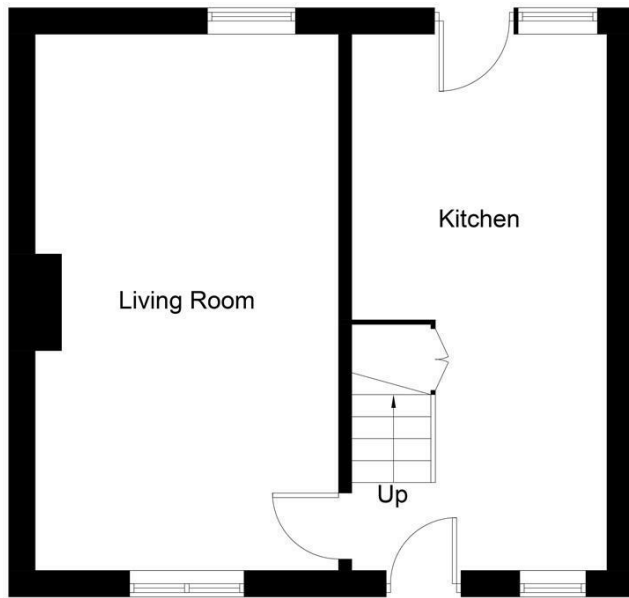
Mono block paved double drive to front.

REAR GARDEN

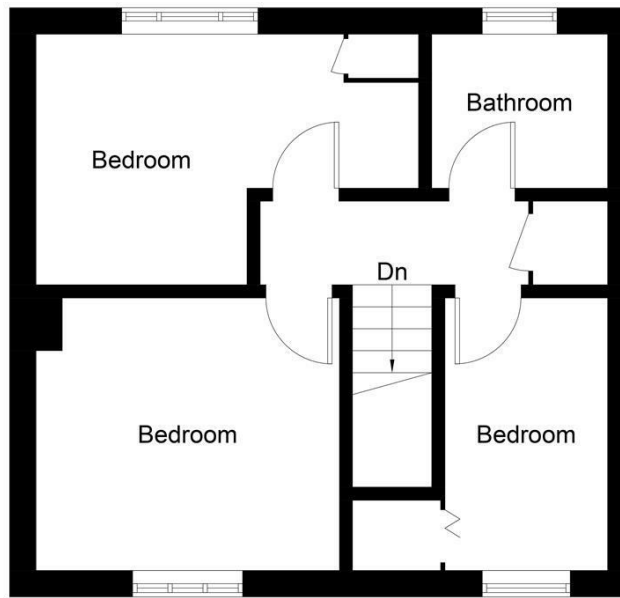
Generous fence enclosed rear garden. Paved terrace. Timber shed.

22 WAROUT WALK





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076613)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		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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