



9 WILLOW CRESCENT GLENROTHES, KY6 1EU

£195,000
FREEHOLD

Nestled in the charming Willow Crescent, this stunning extended semi-detached villa is a true gem waiting to be discovered. Boasting two reception rooms and three bedrooms, this property offers ample space for comfortable living. The bespoke luxury kitchen is a focal point, perfect for culinary enthusiasts and hosting gatherings. The two luxury shower-rooms add a touch of elegance and convenience to this beautiful home. The generous lounge provides a cozy retreat for relaxation or entertaining guests. Parking will never be an issue with space for four vehicles, including a large driveway, single garage, and a large private garden for outdoor enjoyment. Don't miss the chance to own this desirable home adjacent to riverside park. Benefitting from DG- GCH - EPC C - HOME REPORT £205,000.



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9 WILLOW CRESCENT

- SUPERB EXTENDED SEMI DETACHED VILLA • THREE SPACIOUS BEDROOMS • GENEROUS LOUNGE - DINING ROOM • BESPOKE BREAKFASTING KITCHEN & APPLIANCES • TWO HIGH END SHOWER-ROOM'S • LARGE DRIVEWAY - SINGLE GARAGE • DG- GCH - EPC C - HOME REPORT £205,000 • FLOORED ATTIC • WARRANTIES FOR ROOF - BOILER - KITCHEN APPLIANCES • STUNNING HOME IN SOUGHT AFTER LOCATION



FULL DESCRIPTION

Nestled in the charming Willow Crescent, this stunning extended semi-detached villa is a true gem waiting to be discovered. Boasting two reception rooms and three bedrooms, this property offers ample space for comfortable living. The bespoke luxury breakfasting kitchen is a focal point, perfect for culinary enthusiasts and hosting gatherings fully equipped with integral appliances. . The two luxury shower-rooms add a touch of elegance and convenience to this beautiful home. The generous lounge provides a cozy retreat for relaxation or entertaining guests. Parking will never be an issue with space for four vehicles, including a large driveway, single garage, and a large private garden for outdoor enjoyment. Don't miss the chance to own this desirable home adjacent to riverside park. Benefitting from DG- GCH - EPC C - HOME REPORT £205,000.

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. Under stairs storage with updated electrics to allow EV charging. Inter linked smoke/heat alarms throughout.

LOUNGE

Beautifully appointed & spacious public room with feature DG Bay window to front. Focal point electric fireplace. Chrome sockets & switches. Laminate floor. Thru arch to Dining room which leads to Bespoke kitchen creating an amazing open plan living / entertaining space. Traditional radiator covers.

DINING ROOM

Linking lounge & kitchen with space for family size table & chairs. DG french doors to garden. Chrome sockets & switches. Laminate floor. Traditional radiator cover. Coved edging.

BREAKFASTING KITCHEN

This has the wow factor with a high end finish to include a range of wall & base cabinets, wipe clean worktop surface, inset sink with Filter/ Boiling Tap. Recessed cabinet lighting. Breakfast bar. Appliances to include which are all under warranty - Ceramic hob, microwave, double oven, washing machine, dishwasher, tumble dryer. American fridge/ freezer

also included in sale. Chrome sockets & switches. Downlighting. Laminate floor. Electric stop cock. Security door to garden. DG window. 2 slim graphite radiators.

SHOWER-ROOM/WC

Luxury suite to include large corner shower with clear screen, wash hand vanity unit, low level wc. Wet wall splashback. Extractor fan. Electric chrome towel radiator. Laminate floor.

STAIRS TO FIRST FLOOR LANDING

Hatch to loft with pull down ladder. Part floored, power, light, boiler (under warranty) housed installed 2023.

BEDROOM 1

Generous main double bedroom with fitted triple wardrobes running width of room. DG window to rear. Carpet.

BEDROOM 2

Good size second double bedroom. DG window to front. Carpet.

BEDROOM 3

Bright single room with store cupboard. DG window to front. Carpet.

MODERN SHOWER-ROOM/WC

Second shower room equally enjoys a high end finish to feature large walk in waterfall shower with smoked glass, black trim shoer & spray attachment. Wash hand vanity unit. Low level wc. Frost DG window. Slim

graphite radiator. Extractor fan. Downlighting. Tiled floor & wall.

DRIVEWAY

Good size drive part mono block paved/ part stone chipped.

GARAGE

Single garage, up & over front door. Rear access through workshop/ store. Power, light & water tap.

LARGE REAR GARDEN

Generous rear fence enclosed garden landscaped by present owners. Features large paved terrace with awning. Lawn, bordered by plants, shrubs, chips/ pebbles. Timber shed. Security light. Water tap.

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Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079416)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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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