



## 38 CORNHILL ROAD GLENROTHES, KY7 4TJ

£220,000  
FREEHOLD

Nestled in the charming Cornhill Road of Finglassie, Glenrothes, awaits a delightful detached bungalow that exudes character and potential. Built in the late 1990s, this property boasts a generous 1,109 sq ft of living space, offering two reception rooms perfect for entertaining guests or simply unwinding after a long day. With three cosy bedrooms, this bungalow provides ample space for a growing family, shower-room/wc. One of the standout features of this home is the parking provision for up to 5 vehicles, a rare find in many properties. The large corner plot offers plenty of outdoor space for gardening enthusiasts or for children to play freely. This extended bungalow presents a fantastic opportunity for those looking to put their own stamp on a property. While some modernising may be required, the potential to transform this house into a personalised haven is truly exciting.

In addition to the practical aspects, this home also boasts a garage, ensuring that your vehicle is kept safe and secure. The property is equipped with double glazing, gas central heating, and holds an Energy Performance Certificate rating of C, promising efficiency and warmth throughout the seasons.



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



# 38 CORNHILL ROAD

- EXTENDED DETACHED BUNGALOW CORNER PLOT • THREE DOUBLE BEDROOMS • TWO PUBLIC ROOMS • DRIVE- GARAGE WITH ELECTRIC DOOR - CORNER GARDEN • DG- GCH - EPC C- HOME REPROT £225,000 • SHOWER-ROOM/WC • FITTED KITCHEN • SMALL PRIVATE CUL DE SAC • REQUIRES MINOR MODERNISING • VIEW NOW!



## FULL DESCRIPTION

Nestled in the charming Cornhill Road of Finglassie, Glenrothes, awaits a delightful detached bungalow that exudes character and potential. Built in the late 1990s, this property boasts a generous 1,109 sq ft of living space, offering two reception rooms perfect for entertaining guests or simply unwinding after a long day. With three cosy bedrooms, this bungalow provides ample space for a growing family, shower-room/wc. One of the standout features of this home is the parking provision for up to 5 vehicles, a rare find in many properties. The large corner plot offers plenty of outdoor space for gardening enthusiasts or for children to play freely. This extended bungalow presents a fantastic opportunity for those looking to put their own stamp on a property. While some modernising may be required, the potential to transform this house into a personalised haven is truly exciting.

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## 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

2 store cupboards, one houses boiler. Loft access.

## LOUNGE

Spacious main public room. DG window to front. Access to hall & kitchen. Carpet.

## KITCHEN

Fitted with range of wall & base cabinets, wipe clean worktop, inset sink & mixer tap. Integrated electric hob, oven. Security door. DG window. Thru arch to Dining room.

## DINING ROOM

Versatile extension adjacent to kitchen. DG window to rear.

## BEDROOM 1

Bright double bedroom with double wardrobe. DG window to front. Carpet.

## BEDROOM 2

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

### **BEDROOM 3**

Bright 3rd double bedrooms with 2 double wardrobes.  
DG window to rear. Carpet.

### **SHOWER-ROOM/WC**

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

### **FRONT GARDEN**

Corner front garden laid to lawn, gated access to  
rear. Front & side access security doors.

### **DRIVEWAY**

Provides off street parking for several cars.

### **GARAGE**

Electric roller door. Side access from rear garden.  
Power & light,.

### **REAR GARDEN**

Private enclosed garden with tree lined aspect. Mainly  
laid to lawn. Paved terrace.

## **38 CORNHILL ROAD**





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1040730)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	87
(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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