



## 4 CANMORE WALK GLENROTHES, KY7 4BH

**£99,995**  
**FREEHOLD**

New for sale an ideal family home close to town centre & all amenities. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious Mid Terraced Villa requiring some updating comprising: Porch - Lounge - Dining Room - Fitted Kitchen - Three Bedrooms Two Double - Shower-Room/WC. Benefitting from DG - GCH- EPC D - HOME REPORT £100,000. Externally enclosed gardens to front & rear. View Now!



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

## 4 CANMORE WALK

• SPACIOUS MID TERRACED VILLA • THREE BEDROOMS TWO DOUBLE • BRIGHT LOUNGE • DINING ROOM - KITCHEN • SHOWER-ROOM • DG- GCH - EPC D - HOME REPROT £100,000 • CLOSE TO TOWN CENTRE • REQUIRES SOME MINOR MODERNISING



### FULL DESCRIPTION

New for sale an ideal family home close to town centre & all amenities. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious Mid Terraced Villa requiring some updating comprising: Porch - Lounge - Dining Room - Fitted Kitchen - Three Bedrooms Two Double - Shower-Room/WC. Benefitting from DG - GCH- EPC D - HOME REPORT £100,000. Externally enclosed gardens to front & rear. 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.

### ENTRANCE PORCH

Security door with frosted DG side panels.

### LOUNGE

Generous public room with DG windows to front & rear. Electric fireplace. Coved edging. Carpet. Sofa & free-standing items available if required.

### DINING ROOM

Adjacent to kitchen with arch & could be opened up to create an open plan space. Under stairs storage. DG window to front. Table & chairs included if required.

### KITCHEN

Fitted with wall & base cabinets on both sides, wipe clean worktop surface. Electric cooker, washing machine & fridge freezer included. DG window to rear. Security door.

### STAIRS TO FIRST FLOOR LANDING

Loft access.

### BEDROOM 1

Spacious double bedroom. Store cupboard. Free standing furniture included if required. DG window to front. Laminate floor.

### BEDROOM 2

Good size second double bedroom housing water tank. DG window to front. Free standing furniture included is required. Laminate floor.

### BEDROOM 3

Bright single room with store. DG window to rear. Laminate floor.

### SHOWER-ROOM

Comprising double walk-in shower with wet wall & clear screen. Wash hand basin. Low level wc. Frost DG window. Chrome towel radiator.



### FRONT GARDEN

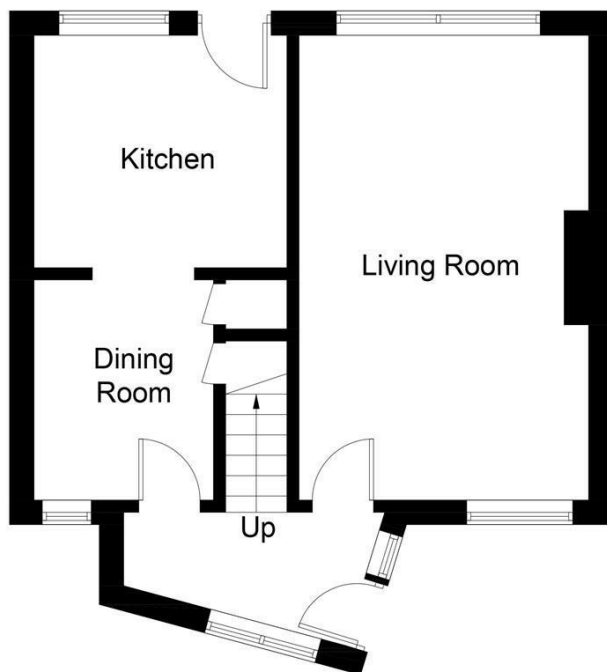
Fence enclosed front garden mainly stone chipped.

### REAR GARDEN

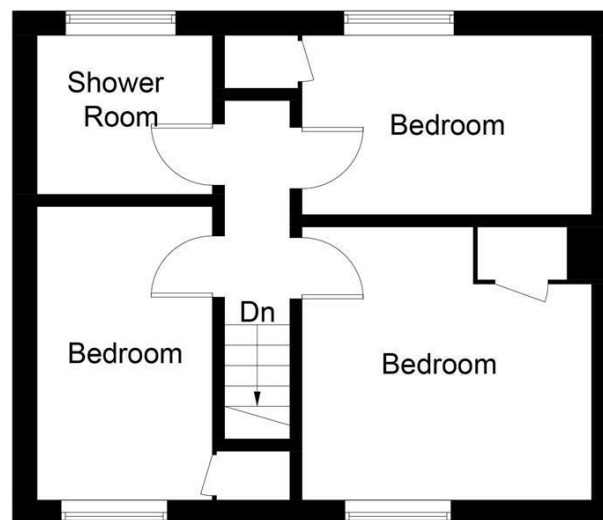
Generous fence enclosed rear garden with South/  
West aspect. Patio, stone chips.

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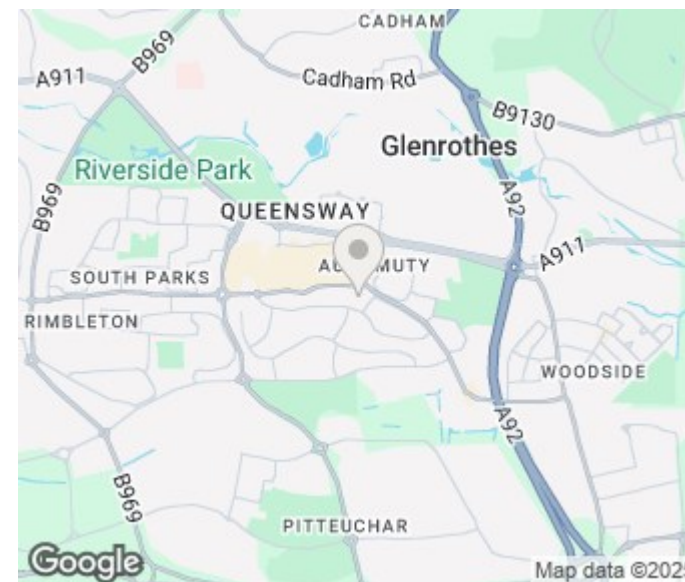


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1187881)



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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