



13 DURWARD DRIVE GLENROTHES, KY6 2LB

£185,000
FREEHOLD

New for sale a Spacious Extended Detached Villa in popular private cul de sac, requiring some modernising which is reflected in the market value. Award Winning Home Seet Home Estate Agents Fife are delighted to offer for sale a family home comprising: Vestibule - Entrance Hall - Open Plan Lounge - Dining Room - Kitchen - Three Double Bedrooms - 'P' Shaped Conservatory - Modern Shower-Room. Benefitting from DG- GCH (Worcester Boiler) - EPC D - HOME REPORT £190,000. Externally 2 car drive, single garage & private enclosed garden to rear. View Now!



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estate agents
your local property experts

13 DURWARD DRIVE

• SPACIOUS EXTENDED DETACHED VILLA • THREE DOUBLE BEDROOMS • OPEN PLAN LOUNGE & DINING ROOM • DG- GCH (Worcester Boiler) - EPC D - HOME REPORT £190,000 • 2/3 CAR DRIVE - SINGLE GARAGE • PRIVATE ENCLOSED GARDEN • KITCHEN - MODERN SHOWER-ROOM • POPULAR PRIVATE AREA • POTENTIAL TO ADD VALUE • VIEW NOW!



FULL DESCRIPTION

New for sale a Spacious Extended Detached Villa in popular private cul de sac, requiring some modernising which is reflected in the market value. Award Winning Home Seet Home Estate Agents Fife are delighted to offer for sale a family home comprising: Vestibule - Entrance Hall - Open Plan Lounge - Dining Room - Kitchen - Three Double Bedrooms - 'P' Shaped Conservatory - Modern Shower-Room. Benefitting from DG- GCH (Worcester Boiler) - EPC D - HOME REPORT £190,000. Externally 2 car drive, single garage & private enclosed garden to rear. Vieew 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.

VESTIBULE

Security door.

ENTRANCE HALL

Under stairs storage.

OPEN PLAN LOUNGE

Good size public room open plan with Dining Room. 2 DG windows to front. Gars fire.

DINING ROOM

Open plan with Lounge adjacent to kitchen & access to main hallway. DG window.

KITCHEN

Wall & base cabinets, wipe clean worktop surface, inset sink. Gas hob. Worcester Boiler. DG window to rear. Security door.

BEDROOM 1

Bright flexible room with access to conservatory. French doors.

STAIRS TO FIRST FLOOR

Store cupboard. Loft access.

BEDROOM 2

Generous second double bedroom with fitted wardrobes running width of room & eaves access. DG window to front.

BEDROOM 3

Bright 3rd double bedroom with 2 double wardrobes running width of room & eaves access. DG window to rear.

SHOWER-ROOM

Updated to feature large walk-in shower area, wash

hand vanity unit, low level wc. Vanity mirror. Frost Dg window. Chrome towel radiator. Downlighting.

FRONT GARDEN

Mainly stone chipped bordered plants & shrubs with gated access to rear.

DRIVEWAY

Mono block paved providing off street parking for 2 /3 cars.

SINGLE GARAGE

Up & over door, power & light.

PRIVATE REAR GARDEN

Generous private fence enclosed garden, laid to lawn bordered by established plants & shrubs. Large, paved patio/ terrace & secondary sitting area.

'P' SHAPED CONSERVATORY

Generously proportioned with DG window units & DG French doors to private rear garden. Fitted blinds. Tiled floor.

13 DURWARD DRIVE





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1195779)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(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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