



## 50 SOLWAY PLACE GLENROTHES, KY6 2NS

**£130,000**  
**FREEHOLD**

New for sale a Spacious End Terraced Villa in sought after location with park aspect to front, ideal for First Time Buyers & Families. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a super starter home comprising: Entrance Hall - Lounge/ Diner - Dining Kitchen - Three Bedrooms Two Double - Modern Bathroom/WC. Benefitting from DG- GCH - EPC C - HOME REPORT £135,000. Enclosed front garden & generous private enclosed rear garden. View Now!



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



# 50 SOLWAY PLACE

- BEAUTIFUL END TERRACED VILLA • DG- GCH - EPC C - HOME REPORT £135,000 • THREE BEDROOMS TWO DOUBLE • SPACIOUS LOUNGE/ DINER • DINING KITCHEN • MODERN BATHROOM • GENEROUS ENCLOSED GARDENS • IDEAL FAMILY HOME • VIEW NOW!



## FULL DESCRIPTION

New for sale a Spacious End Terraced Villa in sought after location with park aspect to front, ideal for First Time Buyers & Families. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a super starter home comprising: Entrance Hall - Lounge/ Diner - Dining Kitchen - Three Bedrooms Two Double - Modern Bathroom/WC. Benefitting from DG- GCH - EPC C - HOME REPORT £135,000. Enclosed front garden & generous private 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.

## ENTRANCE HALL

Well-presented housing Worcester Boiler. Under stairs store. Laminate floor.

## LOUNGE/ DINER

Generous & spacious main public room. DG window to front with park aspect to South. Feature lit alcoves lead to dining area & DG patio doors to rear garden. Wall lighting. Georgian effect ceiling. Downlighting. Laminate floor.

## DINING KITCHEN

Fitted wall & base cabinets, wipe clean worktop surface, inset sink. Space for table & chairs. Store. Gas hob, oven, fridge freezer. DG window to rear. Security door.

## STAIRS TO FIRST FLOOR LANDING

Hatch access to part floored loft. DG window.

## BEDROOM 1

Generous double room with double wardrobe. DG window to rear. Carpet.

## BEDROOM 2

Bright second double room. DG window to front with park aspect. Carpet.

## BEDROOM 3

Good size single room with store cupboard. DG window to front with park aspect. Carpet.

## MODERN BATHROOM

Features a modern suite. Bath with overhead power shower, wash hand basin. Low level wc. Frost DG window. Tiled floor & wall. Graphite radiator. Downlighting.

### FRONT GARDEN

Walled front garden, lawn/ stone chips. Park aspect to South.

### REAR GARDEN

Generous child friendly garden fence enclosed.

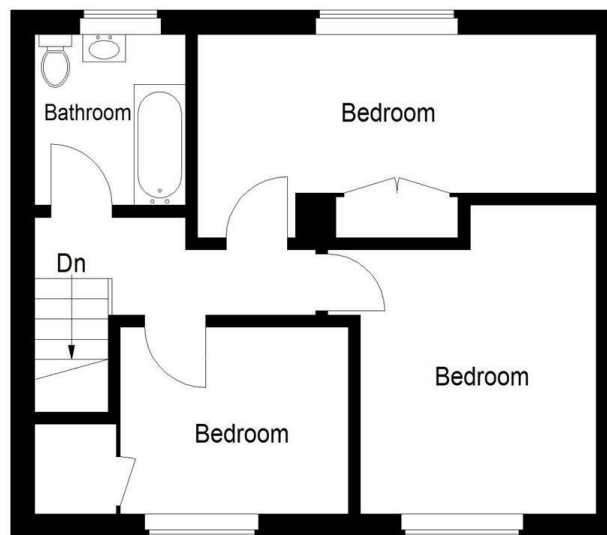
Features paved terrace down to low maintenance artificial turf. External store. Security light.

## 50 SOLWAY PLACE



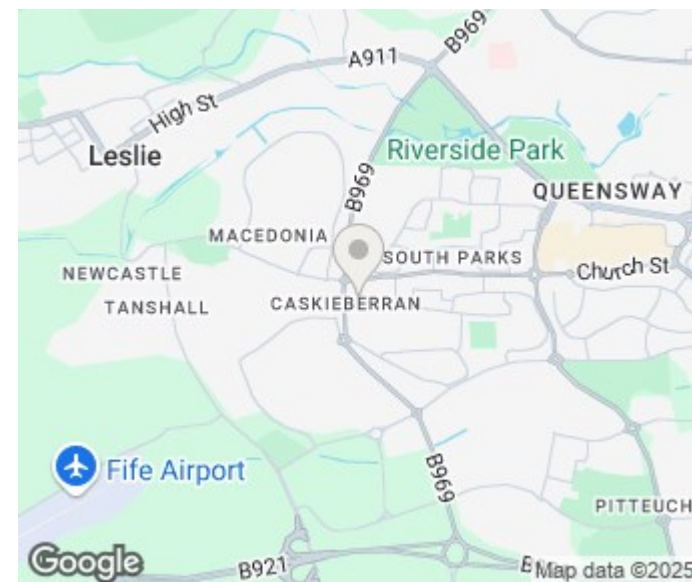


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1196577)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

Home Sweet Home Estate Agents Fife  
Sales  
86 High Street  
Markinch  
Fife  
KY7 6DQ

01592 725370  
info@homesweethomemoves.co.uk  
www.homesweethomemoves.co.uk



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