



13 LAUDER COURT GLENROTHES, KY6 1LS

£99,995
FREEHOLD

New for sale a Stunning recently modernised End Terraced Villa in corner plot with driveway, ideal for growing families. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market this move in condition family home comprising: Entrance Hall - Lounge - Dining Room - Newly installed Kitchen - Three Bedrooms Two Double - Newly installed Bathroom. Benefitting from DG- GCH - EPC D - HOME REPORT £105,000. Externally generous enclosed gardens to front, side & rear with driveway providing off street parking. Early viewing highly recommended.



home sweet home
estate agents
your local property experts

13 LAUDER COURT

- STUNNING END TERRACED VILLA IN CORNER PLOT • DG- GCH - EPC D - HOME REPORT £105,000 • OFF STREET PARKING - GENEROUS ENCLOSED GARDEN • THREE BEDROOMS TWO DOUBLE • LOUNGE- DINING RM - FITTED KITCHEN • MODERN FAMILY BATHROOM • IDEAL FAMILY HOME • VIEW NOW!



FULL DESCRIPTION

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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

Freshly presented leads to all rooms over 2 levels. Security door.

BEDROOM 1

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

BEDROOM 2

Single room with double wardrobe. DG window. Blind. Carpet.

REAR HALL

Security door to rear. DG window. Fuse box housed.

STAIRS TO FIRST FLOOR LANDING

Double store houses boiler. Linen cupboard. DG window. Carpet.

LOUNGE

Spacious public room with DG windows to front & rear providing a light dual aspect. Blinds. Carpet. Thru arch to dining.

DINING ROOM

Open plan dining area linking lounge & kitchen with glazed French doors to hallway. Carpet.

NEWLY INSTALLED KITCHEN

Features newly installed wall & base cabinets, wipe clean worktop, inset 1.5 sink & mixer tap. Integrated ceramic hob, oven, fridge & freezer. DG window to front. Blind.

BEDROOM 3

Good size second double bedroom with double wardrobe & single store. DG window. Blind. Carpet.

MODERN BATHROOM

Newly installed to include bath with overhead shower, clear screen, wash hand vanity unit, low level wc. Wet wall splashback. Frost DG window. Tiled floor.

OFF STREET PARKING

Drive with timber gates provides off street parking.

EXTERNAL CORNER GARDEN

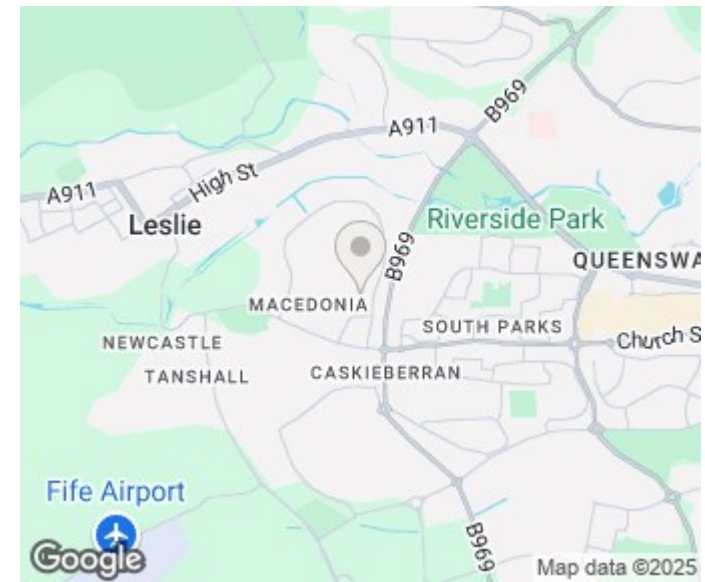
Large corner plot, lawn, patio, bark with tree lined/ fence enclosed boundary.

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Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1198832)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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