



## 24 WOODBURN ROAD

GLENROTHES, KY7 5AY

**£115,000**  
FREEHOLD

New for sale a Spacious Semi-Detached Villa with tree lined aspect & private rear garden, an ideal starter home in sought after location. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale an ideal starter home comprising: Entrance Hall - Lounge/ Diner - Kitchen - Two Double Bedrooms - Shower- Room. Benefitting from DG- GCH - EPC D - HOME REPORT £120,000. Externally driveway leads to 1.5 garage & enclosed gardens to front & rear. View Now!



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



# 24 WOODBURN ROAD

• SPACIOUS SEMI DETACHED VILLA • DG- GCH -  
EPC D - HOME REPORT £120,000 • TWO  
DOUBLE BEDROOMS • DRIVEWAY &  
GARAGE • PRIVATE ENCLOSED  
GARDEN • LOUNGE/ DINER • FITTED  
KITCHEN • SHOWER-ROOM • IDEAL STARTER  
HOME • VIEW NOW!



## FULL DESCRIPTION

New for sale a Spacious Semi-Detached Villa with tree lined aspect & private rear garden, an ideal starter home in sought after location. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale an ideal starter home comprising: Entrance Hall - Lounge/ Diner - Kitchen - Two Double Bedrooms - Shower- Room. Benefitting from DG- GCH - EPC D - HOME REPORT £120,000. Externally driveway leads to 1.5 garage & 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 HALL

Security door. Under stairs store housing updated consumer unit.

## LOUNGE/ DINER

Generous main public room with DG window to front & DG patio doors to rear garden. Gas fire.

## KITCHEN

Fitted with range of wall & base cabinets, wipe clean worktop, inset sink. Appliances to include gas cooker, washing machine. DG window to rear. Security door.

## STAIRS TO FIRST FLOOR LANDING

DG window. Hatch to loft.

## BEDROOM 1

Spacious double bedroom. Double store, single wardrobe & further store housing boiler. 2 DG windows to front with tree lined aspect.

## BEDROOM 2

Bright second double bedroom. Wardrobes. DG window to rear.

## SHOWER-ROOM

Comprising shower, rail, curtain. Wash hand basin. Low level wc. Frost DG window. Wet wall splashback.

## FRONT GARDEN

Bounded by hedgerow, stone chips, plants & shrubs.

## DRIVEWAY

Gated drive provides off street parking for several cars.

## GARAGE

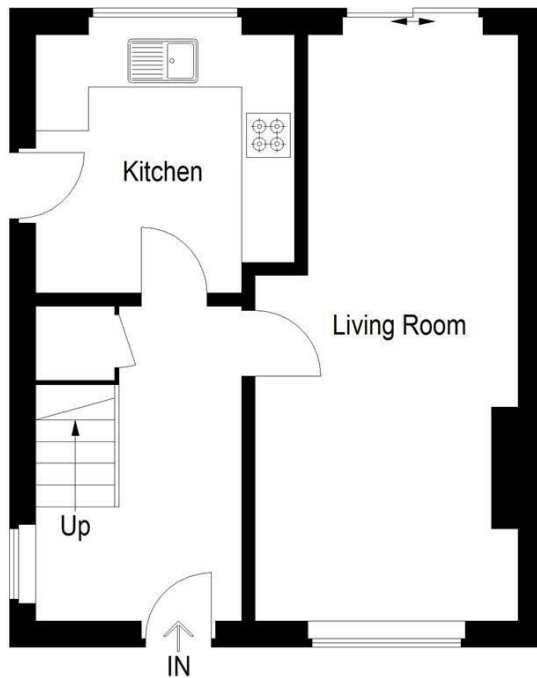
1.5 length garage. Power, light.

## REAR GARDEN

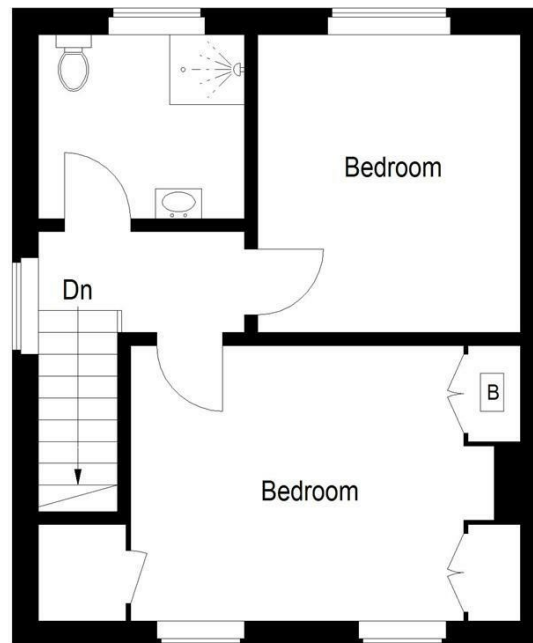
Private enclosed garden. Paved patio, lawn,  
established plants & shrubs.

## 24 WOODBURN ROAD



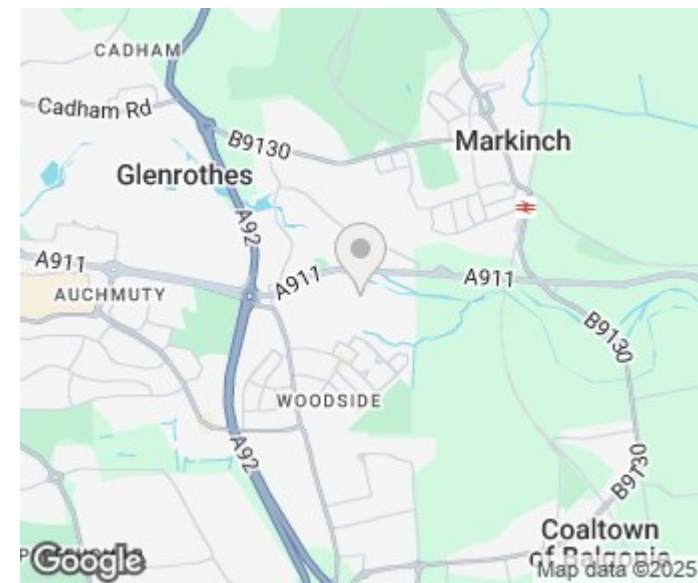


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1199678)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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

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