



## 16 OCHILTREE COURT

GLENROTHES, KY6 2PE

**£90,000**  
**FREEHOLD**

x New Price x for sale a spacious Mid Terraced Villa, a great investment opportunity in lovely residential area. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for an ideal starter home or investment opportunity comprising Entrance Hall - Lounge/ Diner - Kitchen - 2 Two Double Bedrooms - Shower-Room. Benefitting from DG- GCH - EPC C - HOME REPORT £105,000. Externally enclosed gardens to front & rear. View Now!



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



# 16 OCHILTREE COURT

• x New Price x SPACIOUS MID TERRACED VILLA • TWO DOUBLE BEDROOMS • DG- GCH - EPC C - HOME REPORT £105,00 • LOUNGE/ DINER - KITCHEN • SHOWER- ROOM/WC • ENCLOSED GARDENS • IDEAL STARTER HOME WITH POTENTIAL! • VIEW NOW.



## FULL DESCRIPTION

x New Price x for sale a spacious Mid Terraced Villa, a great investment opportunity in lovely residential area. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for an ideal starter home or investment opportunity comprising Entrance Hall - Lounge/ Diner - Kitchen - 2 Two Double Bedrooms - Shower-Room. Benefitting from DG- GCH - EPC C - HOME REPORT £105,000. 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 HALL

Security door.

## LOUNGE/ DINER

Generous main public room. DG windows to front & rear. Carpet.

## KITCHEN

Requires updating, wall & base cabinets, wipe clean worktop. Inset sink. Store cupboard houses electrics. Security door to garden.

## STAIRS TO FIRST FLOOR LANDING

Worcester boiler housed in store. Hatch to loft.

## BEDROOM 1

Generous main double bedroom with 2 single wardrobes. DG window to front.

## BEDROOM 2

Bright second double bedroom. Single wardrobe & linen cupboard. DG window to rear.

## WET ROOM/WC

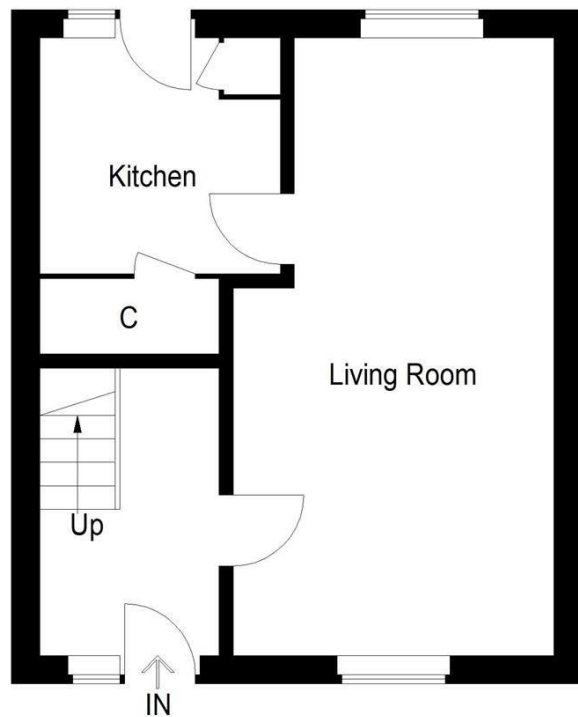
Comprising a modern wet room with main shower, semi pedestal wash hand basin, low level wc. Wet wall splashback. Frost DG window. Downlighting.

## EXTERNAL

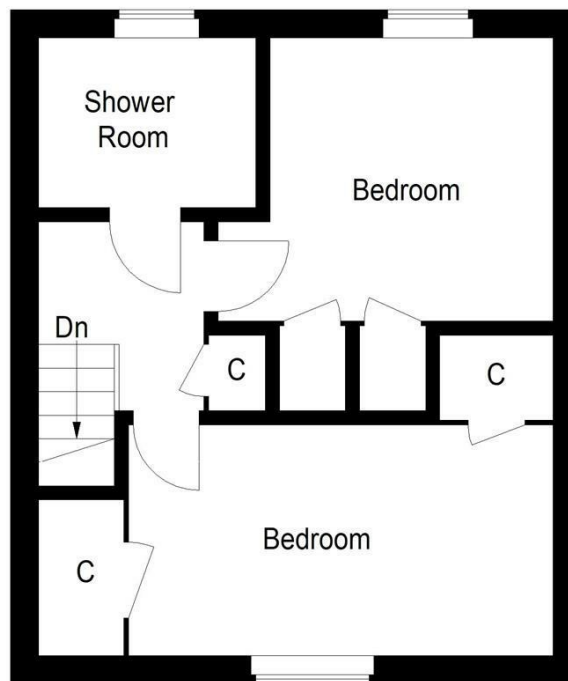
Enclosed gardens to front & rear. Brick shed to rear.

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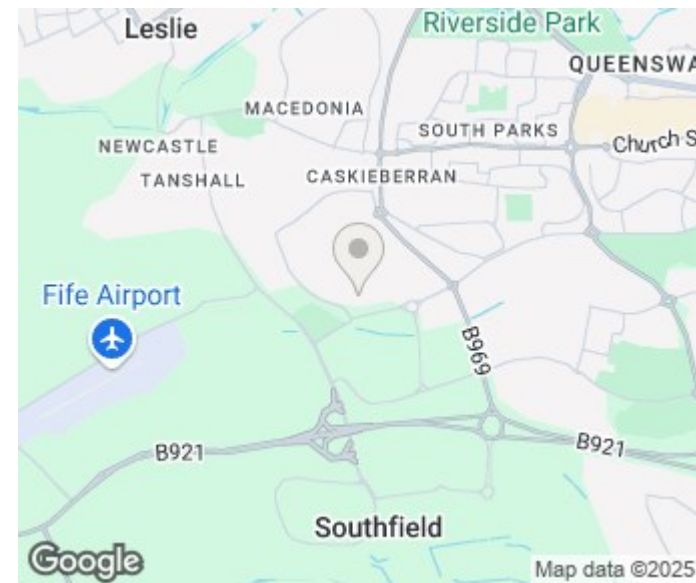


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1197908)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	86
(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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