



159 INVERARAY AVENUE

GLENROTHES, KY7 4QS

£105,000
FREEHOLD

New for sale a Spacious Mid Terraced Villa in popular cul de sac for families & first-time buyers. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious family home comprising: Entrance Hall - Sep WC - Lounge/ Diner - Breakfasting Kitchen - Three Double Bedrooms - Modern Bathroom. Benefitting from DG- GCH (Worcester Boiler) - EPC C - HOME REPORT £110,000. Externally enclosed gardens to front & rear. View Now!



home sweet home
estate agents
your local property experts

159 INVERARAY AVENUE

• SPACIOUS MID TERRACED VILLA • THREE DBL BEDROOMS • DG- GCH (Worcester Boiler) - EPC C - HOME REPORT £110,000 • ENCLOSED FRONT/ REAR GARDENS • LOUNGE/ DINER WITH PATIO DOORS • MODERN BATHROOM • BREAKFASTING KITCHEN • IDEAL STARTER/ FAMILY HOME • CUL DE SAC POSITION • 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

Security door. Under stairs store. Deep store houses boiler & electrics.

SEP WC

Wash hand basin. Low level wc.

LOUNGE/ DINER

Generous main public room. DG window to rear. DG patio doors to garden & tree lined aspect. Blinds. Carpet.

BREAKFASTING KITCHEN

Wall & base cabinets, wipe clean worktop, inset sink. Integrated gas hob, oven. DG window to front.

STAIRS TO FIRST FLOOR LANDING

Loft access.

BEDROOM 1

Good size double bedroom. Store cupboard. DG window to front. Carpet.

BEDROOM 2

Spacious second double bedroom. DG window to rear. Carpet.

BEDROOM 3

Bright 3rd bedroom. DG window to rear. Carpet.

MODERN BATHROOM

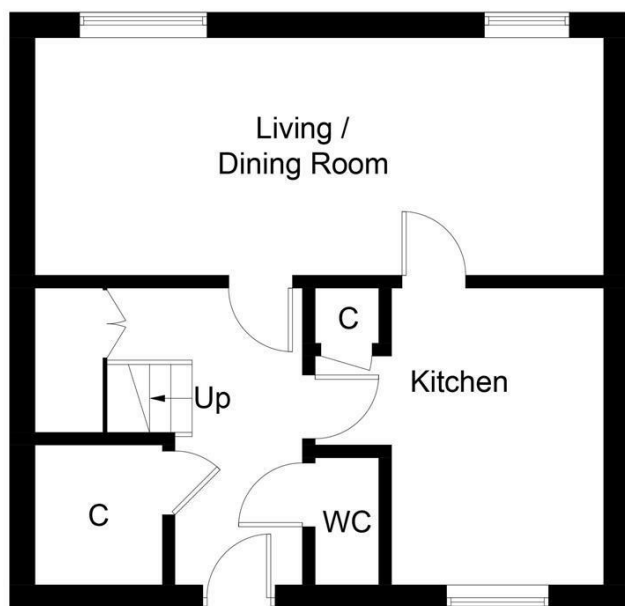
Modern suite to include bath with overhead electric shower, wash hand basin, low level wc. Tiled floor & wall. Frost DG window. Extractor fan.

EXTERNAL

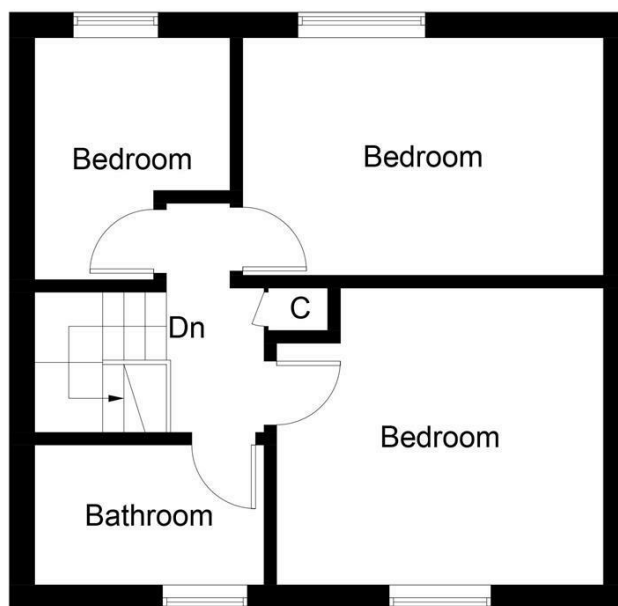
Fence enclosed gardens to front & rear. Lawn, plants, shrubs. Timber shed & greenhouse.

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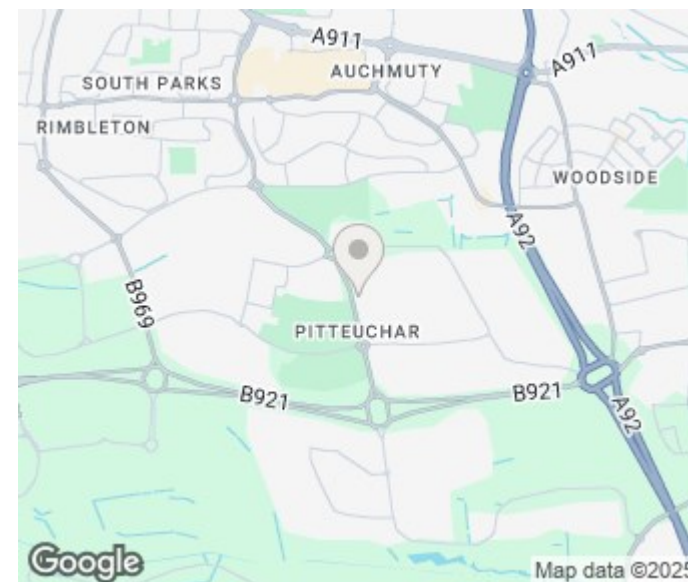


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1206279)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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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