



53 BROWN CRESCENT THORNTON, KY1 4AA

£82,500
FREEHOLD

New for sale a Stunning Ground floor flat with off street parking & rear garden. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a beautifully presented starter home comprising: Welcoming Entrance Hall - Bright Lounge - Two Double Bedrooms - Modern Fitted Kitchen - Modern Bathroom. Benefitting from DG INSTALLED MARCH 2025 WITH 10 YEAR GAURANTEE - GCH - EPC C - HOME REPORT £85,000. Externally driveway, front garden & generous enclosed rear garden with tree lined aspect. View Now!



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estate agents
your local property experts

53 BROWN CRESCENT

• STUNNING GROUND FLOOR FLAT • DG
INSTALLED 2025 - GCH - EPC C - HOME REPORT
£85,000 • TWO DOUBLE BEDROOMS • BRIGHT
SITTING ROOM • DRIVEWAY • GENEROUS
ENCLOSED GARDEN • MODERN
BATHROOM/WC • SUPERB STARTER HOME



FULL DESCRIPTION

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LOCATION

Thornton offers a wealth of local shops, food outlets, mainline bus route & Train Station Glenrothes With Thornton. By road easily accessible via A92 north & south providing ideal commuting links to Dundee, Perth, Edinburgh, Glasgow & Beyond. Nursery & Primary Schooling facilities offered to cater for families.

ENTRANCE HALL

Well-appointed entrance. Store cupboard. Tiled floor.

LOUNGE

Spacious main public room. DG window to front. Store houses Worcester Boiler & electrics. Carpet

MODERN KITCHEN

Features modern wall & base units, wipe clean worktop surface, inset sink. Induction ceramic hob,

oven, fridge freezer, washing machine. DG window to rear. Tiled floor.

BEDROOM 1

Spacious main double bedroom with triple mirrored wardrobes. DG window to rear. Carpet.

BEDROOM 2

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

MODERN BATHROOM

Comprising a modern 3-piece suite to include bath with overhead rainfall shower, clear screen, wash hand vanity unit, low level wc. Wet wall splashback. Frost Dg window. Downlighting. Tiled floor. Chrome towel radiator.

DRIVEWAY

Provides off street parking for 2 cars.

EXTERNAL

Front garden bounded by hedgerow with path to rear. Generous enclosed rear garden features large, paved terrace leading to generous lawned gardens with tree lined aspect.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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

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

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

