

## 59 CARLETON AVENUE GLENROTHES, KY7 5AH

£180,000  
FREEHOLD

Welcome to Carlton Avenue, Woodside, Glenrothes - a truly remarkable property that is sure to capture your heart! This fantastic extended semi-detached villa boasts not only park views but also two drives, a garage/workshop, and a private landscaped garden. As you step inside, you'll be greeted by three spacious double bedrooms, perfect for a growing family or those in need of extra space. The lounge is a cosy retreat, ideal for relaxing after a long day with feature wood burning fireplace, while the conservatory offers a bright and airy space to enjoy your morning coffee with private garden aspect & wood burning stove. The modern breakfasting kitchen is a chef's dream, with ample space to whip up delicious meals for family and friends. The property also features a family bathroom & shower-room, ensuring convenience and comfort for all residents. With double glazing, gas central heating, and an EPC rating of C, with a floored insulated loft. Located in a sought-after area, this property offers the perfect blend of tranquillity and convenience, backing onto Park/ Glenrothes Rugby Club & Lady's Walk for those with outdoors tastes.



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# 59 CARLETON AVENUE

- FANTASTIC EXTENDED SEMI DETACHED VILLA • PRIVATE LANDSCAPED GARDEN BACKING ONTO PARK • THREE DOUBLE BEDROOMS • DG- GCH - EPC C - HOME REPORT £190,000 • 2 DRIVES - GARAGE/ WORKSHOP • BRIGHT LOUNGE WITH WOOD BURNER • MODERN BREAKFASTING KITCHEN & APPLIANCES • CONSERVATORY WITH WOOD BURNING STOVE • BATHROOM & SHOWER-ROOM.WC • FLOORED LOFT
- IDEAL FAMILY HOME - VIEW NOW!



## FULL DESCRIPTION

Welcome to Carlton Avenue, Woodside, Glenrothes - a truly remarkable property that is sure to capture your heart! This fantastic extended semi-detached villa boasts not only park views but also two drives providing parking for several cars, a garage/workshop, and a private landscaped garden. As you step inside, you'll be greeted by three spacious double bedrooms, perfect for a growing family or those in need of extra space. The lounge is a cosy retreat, ideal for relaxing after a long day with feature wood burning fireplace, while the conservatory offers a bright and airy space to enjoy your morning coffee with private garden aspect & wood burning stove. The modern breakfasting kitchen is a chef's dream, with ample space to whip up delicious meals for family and friends. The property also features a family bathroom & shower-room, ensuring convenience and comfort for all residents. With double glazing, gas central heating, and an EPC rating of C, with a floored insulated loft. Located in a sought-after area, this property offers the perfect blend of tranquillity and convenience, backing onto Park/ Glenrothes Rugby Club & Lady's Walk for those with outdoors tastes.

## 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.

## VESTIBULE

Security door. Deep cloaks cupboard housing fuse box.

## ENTRANCE HALL

Welcoming entrance with hardwood internal doors. Store cupboard. Laminate floor.

## LOUNGE

Bright & spacious room with wood burning fireplace & timber mantle/ surround. Dg picture window to front. Fitted blind. Corniced ceiling. Laminate floor.

## MODERN BREAKFASTING KITCHEN

Beautifully finished with a range of modern wall & base cabinets, wipe clean worktop surface with breakfast bar. Inset sink spray tap. Integrated appliances to include NEFF Induction hob, oven. Further appliances to include washing machine, dishwasher, American style fridge / freezer. Chrome sockets & switches. DG window. Bi Fold doors to Conservatory.

### CONSERVATORY

Flexible & well proportioned with private south facing garden aspect. 10 DG windows, DG french doors to decked terrace. Feature wood burning stove/ fire vented externally. Fitted blinds.

### BATHROOM/WC

Comprising spa bath, wash hand basin, low level wc. Chrome towel radiator. Frost DG window.

### STAIRS TO FIRST FLOOR LANDING

Feature staircase with glazed panels. DG window . Hatch to floored/ insulated loft.

### FLOORED LOFT

Pull down ramsay style ladder to floored/ insulated loft. 2 DG skylight windows with fitted blind. Eaves storage. Power/ light.

### BEDROOM 1

Bright double bedroom with triple mirrored wardrobes & additional deep store. DG window to front. Laminate floor.

### BEDROOM 2

Generous second double bedroom with wardrobes running width of room & additional store. DG window to rear enjoys South facing aspect over garden/ park. Laminate floor.

### BEDROOM 3

Spacious third double bedroom. DG window to rear with south facing aspect over garden & park. Laminate floor.

### SHOWER-ROOM/WC

Features a modern suite to include double shower with clear screen. Wash hand vanity unit. Low level wc. Extractor fan.

### FRONT GARDEN

Stone chipped, bordered by plants & shrubs.

### FRONT DRIVEWAY

Mono block paved providing off street parking for several cars. Gated access to rear garden.

### PRIVATE REAR GARDEN

Beautifully landscaped & private south facing gardens. Feature raised decked terrace from Conservatory. Artificial turf, stone chips, plants, shrubs. Wood store. Timber shed. Access to second drive & Garage/ Workshop. Security lighting.

### SECOND DRIVE

Gated drive accessed from park entrance.

### GARAGE/ WORKSHOP

Up & over door. Power/ light.

## 59 CARLETON AVENUE



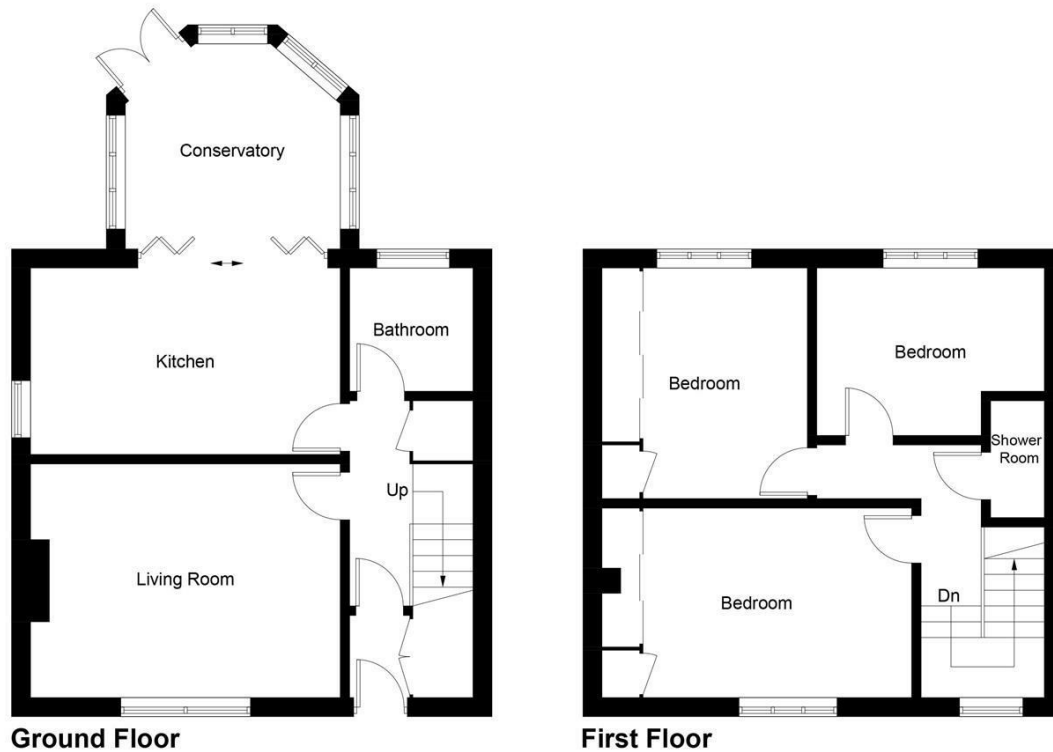


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103488)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            | <b>71</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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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