

Tel: 01592 757114 Email: property@innesjohnston.co.uk www.innesjohnston.co.uk



# 29 Melville Close

, Glenrothes, KY7 4SL

Offers Over £95,000









\* Open House Viewing this Sunday 23rd Feb 12 noon - 1pm. Please call us on 01592 757114 for further information \* Are you looking to upgrade a property and put your own stamp on it? This one could be for you! In need of some modernisation but offering spacious family accommodation throughout. Comprising of hallway, lounge/dining room, kitchen, 3 double bedrooms and wet room with shower. Gas central heating and double glazing. Gardens to front and rear.

Viewing by appointment!



#### Hallway

Entrance to the property into the hallway with utility cupboard and further under stair cupboard. Access to lounge/dining room and stairs to upper landing

## Lounge/Dining Room 20'8" x 11'6" (6.31m x 3.53m)

Good sized room with windows and french doors to one side. Ample space for dining table and chairs and archway into kitchen

# Kitchen 9'4" x 10'9" (2.87m x 3.30m)

Fitted with base and wall units. Please note that the items as seen may be left in the property, not as included in the sale price but as a gesture of goodwill as no warranty will be given on them.

## Bedroom 13'8" x 8'7" (4.18m x 2.63m)

Double bedroom facing the rear of the property

# Bedroom 9'4" x 10'9" (2.87m x 3.30m)

Double bedroom facing the front of the property

### Bedroom 4'6" x 4'2" (1.39m x 1.28m)

Further double bedroom facing the front of the property

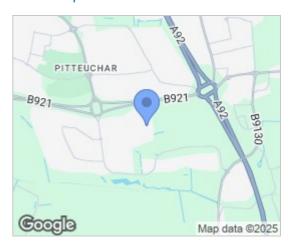
# Wet Room 4'6" x 4'2" (1.39m x 1.28m)

Fitted wet room with shower, wash hand basin and wc

#### Gardens

Gardens to front and rear. Both are in need of some attention but provide good sized outdoor space

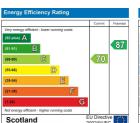
#### Area Map

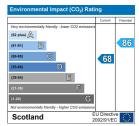






# **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.