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# 1 Forresters Gait

Coaltown, Glenrothes, KY7 6GT

Offers Over £260,000



Beautiful Semi Detached Villa boasting spacious accommodation and move in condition throughout. Situated in the popular village of Coaltown of Balgonie, a village located north of Kirkcaldy and to the south east of Glenrothes. This former mining and weaving village was founded in the 18th century and offers local amenities such as Primary School, a Premier Shop, the Balgonie Arms Restaurant and Pub, Balgonie Bowling Club and the Victoria Village Hall. With nearby access to main the A92 road network throughout Fife, Dundee with the M90 providing ease of access to Edinburgh, Glasgow & beyond. Bus services are available from the Main Street with railway services from nearby Markinch and Thornton.

This property truly is in move in condition and offers spacious internal accommodation measuring approx. 149m<sup>2</sup>. Comprising entrance hallway, lounge open plan to dining area, family room (formerly the garage), modern fitted kitchen, utility room, wc, 4 bedrooms, en suite and family bathroom. GCH & DG. Driveway to front and additional parking area to side. Gardens to front and rear.

Viewing highly recommended.





Entrance Vestibule

Attractive UPVC door leads into the entrance hallway

Hallway

Provides access to lounge, family room, kitchen and wc. Staircase to upper landing

Lounge Area 17'5" x 11'1" (5.32m x 3.39)

Lovely front facing room with neutral decor, laminate flooring and open plan access into the dining area

Dining Area 10'11" x 8'8" (3.34m x 2.65)

What a lovely bright area this is! Spacious dining space with patio doors to the rear garden. Laminate flooring and access also to kitchen

Kitchen 10'10" x 10'4" (3.31m x 3.15m )

Modern kitchen with an array of base and wall mounted units incorporating gas hob, oven, extractor, sink and drainer. Space for appliances and window to the rear. Handy breakfast bar and door into utility room

Utility Room 4'10" x 11'2" (1.49m x 3.42m )

Offering ideal additional space with base and wall units with space for appliances. Walk in storage cupboard and door to rear garden

Family Room 19'2" x 8'9" (5.85m x 2.67m)

What a super sized additional living space to the front of the property, formerly the garage. This is the family hub and offers an array of uses to the buyer. Laminate flooring

WC

Convenient downstairs toilet with wash hand basin and wc

Upper Landing

Upper Landing provides access to all bedrooms and the family bathroom

Master Bedroom 10'11" x 14'1" (3.34m x 4.30m )

Super sized front facing bedroom with double mirrored wardrobes and further cupboard wardrobe offering ample hanging and storage space. Laminate flooring and access to en suite

En Suite

Features shower cubicle, wash hand basin and wc with window to the side of the property. Tiled floor and ladder radiator

Bedroom Two 10'11" x 9'11" (3.35m x 3.03m )

Good sized double bedroom facing to the rear of the property. Features mirror wardrobes providing hanging and storage space. Carpet flooring

Bedroom Three 9'7" x 10'11" (2.93m x 3.34m)

Another pleasant rear facing room with double mirror wardrobe offering hanging and storage space. Neutral decor and carpet to floor

Bedroom Four 11'1" x 9'4" at widest points (3.40m x 2.85 at widest points)

Front facing bedroom, combed to 2 sides. Please note measurements are noted at the widest floor area points. Window to front, laminate flooring and double mirror wardrobes offering hanging and storage

Family Bathroom

Family bathroom with bath, wash hand basin and wc. Mirror to wall and tiled floor

Gardens

Front garden is laid to lawn. Mono bloc area to the side offering additional parking space. Beautiful south facing rear garden, a real treat in the good weather with areas laid to lawn, paved section and decked patio area. A lovely outdoor space! Playhouse and garden shed included in sale

Gas Central Heating

The proprty is heated via gas central heating combi boiler system with radiators in all rooms

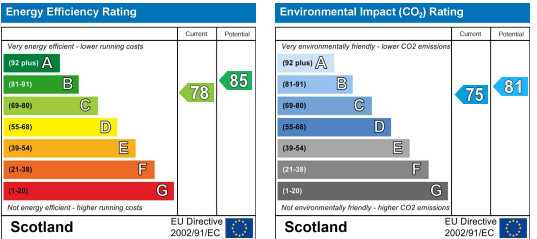
Double Glazing

The property benefits from double glazed windows and externa doors throughout

Area Map



Energy Efficiency Graph



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