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45 Lennox Court

, Glenrothes, KY6 3PP

Offers Over £165,000



* Closing Date Thursday 1st May at 12.00 - formal offers via Solicitor required please *

What a super opportunity to put your own stamp on this detached bungalow, encompassed within beautiful garden grounds in the popular residential estate of Balgeddie. The accommodation of 87 sq m or thereby is in need of some modernisation. Comprising lounge, dining room, study, conservatory, kitchen, two bedrooms and bathroom. GCH & DG. Driveway, single garage and generous garden.

Glenrothes is situated adjacent to the A92 Road Network for commuting to Dundee - Perth - Aberdeen - Edinburgh - Glasgow. Train Links Provided at 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.

Viewing by appointment only



Entrance Vestibule

Entry is via UVPC into the entrance vestibule which provides access into the lounge. Double sliding doors to storage cupboard

Lounge 10'6" x 16'5" (3.21m x 5.01m)

Spacious front facing public room with door leading into dining room

Dining Room 8'6" m x 12'2" (2.60 m x 3.73m)

Space for dining room furniture with doorways to kitchen, study and rear hall

Study 7'7" x 9'5" (2.33m x 2.88m)

With access via double doors into the conservatory

Conservatory 8'11" x 11'10" at widest (2.72m x 3.63m at widest)

Super sized conservatory enjoying a lovely outlook with double french doors to the beautiful rear gardens. The perfect place to relax and unwind

Kitchen 11'5" x 9'5" (3.48m x 2.89m)

Good sized kitchen with base and wall mounted units. Fitted gas hob, oven, extractor and space for other appliances. Cupboard housing the water tank and door to side

Rear Hall

Provides access to both bedrooms and bathroom. Loft hatch

Bedroom One 8'9" x 11'10" (2.69m x 3.61m)

Pleasant rear facing double bedroom with double mirror wardrobes

Bedroom Two 8'8" x 10'10" (2.66m x 3.31m)

Another good sized bedroom facing to the rear of the property with double mirror sliding wardrobes

Bathroom

Fitted with 3 piece suite including bath, wash hand basin and wc. Window faces to the side of the property

Gardens

This property is encompassed within beautiful garden grounds, a real selling point! The front garden is laid mainly to lawn with driveway to side leading to single garage. The large rear gardens benefit from various sections of lawn, patio areas, bin area etc. This really is a fantastic outdoor space and offers a multitude of opportunities

Gas Central Heating

Property benefits from gas central heating

Double Glazing

The property benefits from double glazed windows and doors

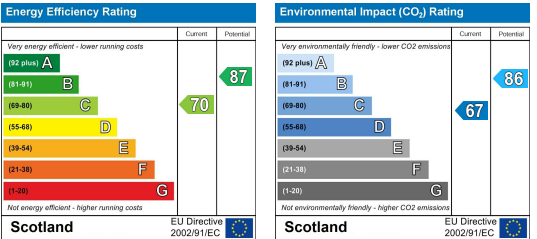
Single Garage

Driveway to single garage with up and over door

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.