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10 The Limekilns

, Glenrothes, KY6 3QJ

Offers Over £380,000



Nestled within a tranquil cul-de-sac in a sought-after residential estate, this impressive Executive Detached Villa presents a rare opportunity to acquire a substantial and beautifully appointed family home. Boasting five generous bedrooms, four versatile public rooms, super kitchen, two utility rooms, wc, en suite and family bathroom and an air of auspiciousness throughout, this property is further enhanced by a double garage and lovely big gardens.

Glenrothes area sits in the centre of Fife, around 30 miles north of Edinburgh and 25 miles south of Dundee and is the third largest in Fife behind Dunfermline and Kirkcaldy. Situated conveniently with direct access to the A92 and within a short drive of major motorway networks, Glenrothes is easily reachable from all directions. excellent recreational facilities at the Michael Woods Sports Centre, including parkland, various sports venues and two golf courses. shopping facilities are located at the Kingdom Shopping Centre including a multi-screen cinema and bus station. Education is provided through a number of local Primary and Secondary schools. The nearby A92 allows swift access to Edinburgh/Dundee including railway stations at both Thornton and Markinch.

Viewing highly recommended!



Entrance

Entry to the property is via composite door with double glazed side panels into the entrance vestibule

Entrance Vestibule & Hallway

A welcoming entrance vestibule and hallway sets the tone for the quality and space found within. Leading off the hallway, you have access to the lounge, dining room, wc, kitchen and downstairs bedroom. Storage cupboard and access into the double garage

Lounge 15'74 x 13'43 (4.57m x 3.96m)

A bright and spacious reception room to the front of the property perfect for relaxing and entertaining

Dining Room 11'56 x 12'57 (3.35m x 3.66m)

A flexible space that could be used as a dining room, playroom, home office, or additional living area. This property is full of options! With double french doors leading out to the rear garden

Kitchen 9'99 x 19'39 (2.74m x 5.79m)

Prepare to be inspired in this lovely and thoughtfully designed kitchen. A focal point of this home being open plan to the fabulous sun lounge. Fitted with an array of contrasting base and wall units with integrated appliances including ceramic hob, double oven, microwave, dishwasher. The American fridge/freezer and under counter fridge are also included in the sale. Thoughtfully planned breakfast bar area and open access to sun lounge. Door to utility room

Sun Lounge 14'57 x 10'09 (4.27m x 3.28m)

Step into this delightful sun lounge, a tranquil room bathed in natural light. With windows to two sides and french doors to the rear garden, this truly is a beautiful space to enjoy family living and peaceful surroundings

Utility Rooms (two)

Accessed internally from the kitchen, you have not one but two utility rooms with one leading into the other. The first having space for appliances, base and wall units for storage. The second having storage units to one side and handy worktop space. Door to rear garden

Bedroom 6'99 x 13'41 (1.83m x 3.96m)

Downstairs bedroom, again offering a multitude of uses, to the front of the property. Fitted cupboard wardrobe

WC

Handy, good sized downstairs facility to the side of the property with wash hand basin and wc

Upper Hallway

Open staircase leads to the generous upper landing which provides access to the upper lounge, bedrooms and family bathroom. With window to the front of the property, this landing offers a great space and also has a storage cupboard with shelves. Two attic hatches

Upper Lounge 21'4 x 13'29 (6.50m x 3.96m)

Currently utilised as a bedroom, this is a super, generous room overlooking the front and rear of the property. Patio door leads out onto the balcony area with lovely views over the houses and beyond. Fireplace with gas fire

Master Bedroom 12'95 x 12'56 (3.66m x 3.66m)

Great sized master bedroom to the rear of the property with room for the largest of beds! Door to en suite and door leading into the walk in dressing area. Seriously wow! This dressing area is fitted with an abundance of hanging rails, drawers, shelves and a big mirror to set it off. What more could you ask for?

En Suite

Situated to the rear of the property with walk in double shower cubicle, wc, wash hand basin with vanity unit below. Further wall mounted storage unit and mirror

Bedroom 12'25 x 12'14 (3.66m x 3.66m)

Delightful bedroom to the front with fresh decor. Double mirror wardrobes offering hanging and storage

Bedroom 8'31 x 13'47 (2.44m x 3.96m)

Another pleasant bedroom to the front of the property with inset wardrobe area with rail and shelf

Bedroom 11'43 x 9'96 (3.35m x 2.74m)

This time to the rear of the property, another spacious bedroom

Bathroom

Good sized bathroom facilities with slipper bath, shower cubicle, wc, wash hand basin with unit below and mirror

Gas Central Heating & Double Glazing

Front Garden

This property has an impressive kerb appeal! Mono bloc driveway area to the front with chipped areas and large sections of lawn

Double Garage

Integrated double garage with electric door, power and light

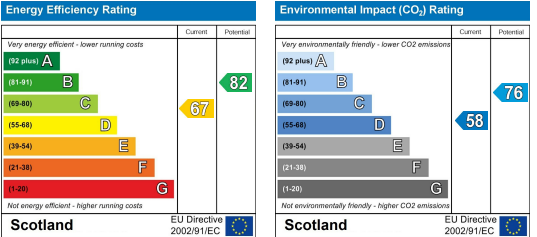
Rear Gardens

Great sized outdoor rear space completes this fabulous family home. Garden is mostly laid to lawn with decked area and mono bloc area. Lovely wooden gazebo, ideal for relaxing, bbq's or whatever you choose to do! Just perfect!

Area Map



Energy Efficiency Graph



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