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3 Birchtree Road

, Glenrothes, KY7 5DX

Offers Over £120,000











Super location for this Terraced Villa which is need of some modernisation. This is a great sized family home which offers a blank canvass to put your own stamp on it. Accommodation of approximately 93 sq m comprises of entrance hallway, lounge, kitchen, bathroom, three bedrooms and en suite shower room. Gas central heating and double glazing to property. Easily maintained front and rear gardens.

Viewing by appointment only!



Entrance Vestibule

Entry to the property is via composite door into entrance vestibule providing access to the hallway, lounge, bathroom and kitchen

Lounge 12'52 x 15'26 (3.66m x 4.57m)

Bright and spacious living space to the rear of the property with attractive double french doors into the rear garden. Fireplace with inset log burner and laminate flooring

Kitchen 7'27 x 14'48 (2.13m x 4.27m)

In need of modernisation, this good sized kitchen faces to the rear of the property. Currently offers an array of base and wall units with walk in pantry. Door to rear garden

Bathroom

Fitted with bath with electric shower, wc and wash hand basin. Window to the front of the property

Upper Hallway

Stairs to upper hallway which provides access to bedrooms. Storage cupboard, window overlooking the front of the property and loft hatch

Bedroom 14'19 x 9'34 (4.27m x 2.74m)

Spacious double bedroom to the rear of the property with inset wardrobe (no doors)

Bedroom 8'95 x 11'26 (2.44m x 3.35m)

Another spacious double bedroom with walk in cupboard wardrobe

Bedroom 9'34 x 7'24 (2.74m x 2.13m)

Situated to the front of the property with the original fireplace. Cupboard wardrobe with rail and shelf and another cupboard housing the boiler. Door into en suite with shower cubicle, wc, sink, wet wall and tiling to floor

Gas Central Heating

The property is heated via a system of gas central heated radiators

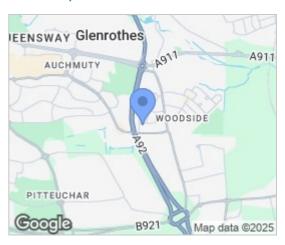
Double Glazing

Double glazed windows throughout

Gardens

Easily maintained paved front garden with access to the side to the rear garden. The attractive rear garden is enclosed by fencing and has a main section of astro turf. Both the large and smaller shed are included in the sale

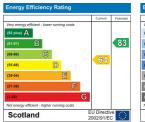
Area Map

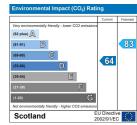






Energy Efficiency Graph





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