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11 Warout Road

, Glenrothes, KY7 4JJ

Offers Over £115,000



Super opportunity to put your own stamp on this End Terraced Villa in popular locale. Comprising accommodation of approximately 82 sq m with spacious lounge, kitchen, three bedrooms and shower room. This really is a great sized family home! Gas Central Heating, double glazed and lovely front and rear gardens complete this property. Early entry available!

The property benefits from good amenities close-by including schools, the town centre, Rothes Halls Theatre and Library and the Michael Woods Leisure Complex. The property is within easy reach of the A92 trunk road which provides access throughout Fife and on to Dundee, Edinburgh, Perth and beyond. There is a local extensive bus service across Fife and beyond and Train Stations are nearby at both Thornton and Markinch. The surrounding Fife countryside is ideal for outdoor pursuits including Cluny Clays Activity Centre, Lomond Hills Regional Park, Balbirnie Park, Markinch, Riverside Park to name but a few. There is an abundance of golf courses very nearby and St Andrews, home of golf, is a 30 minute drive away.

Viewing by appointment only.



Entrance Hallway

Entry to the property is via UPVC double glazed door with side window into the entrance hallway. Handy under stair cupboard and access to lounge, kitchen and stairs to upper landing.

Lounge

Spacious lounge with windows to front and rear allowing an abundance of natural light and lovely views over the Warout Stadium pitch.

Kitchen 9'7" x 12'0" (2.94m x 3.66m)

Good sized kitchen with base and wall units. Space for appliances. Window overlooking rear garden and external door.

Upper Landing

Providing access to all bedrooms and shower room

Bedroom Rear 8'0" x 15'8" (2.45m x 4.78m)

Spacious bedroom with pleasant outlook overlooking the rear garden.

Bedroom Front 9'2" x 10'5" (2.81m x 3.19m)

Another spacious bedroom, this time to the front of the property with lovely open outlook overlooking the Warout Stadium pitch.

Bedroom Front 8'10" x 7'5" (2.7m x 2.27m)

Another pleasant room with window to the front overlooking the Warout Stadium pitch. Handy storage cupboard with rail.

Front Garden

Lovely front garden laid with mono bloc and chips, surrounded by hedge and fencing.

Rear Garden

Super sized rear garden incorporating chipped section, lawn, drying area. Useful storage shed set within the rear of the property.

Gas Central Heating

Gas centrally heated radiators throughout the property

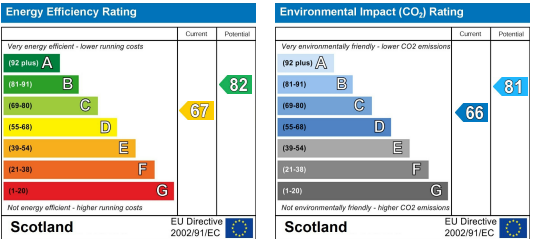
Double Glazing

Double glazing to all windows and door sections

Area Map



Energy Efficiency Graph



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