



innes johnston
SOLICITORS

Tel: 01592 757114
Email: property@innesjohnston.co.uk
www.innesjohnston.co.uk



141 Waverley Drive

, Glenrothes, KY6 2LZ

Offers Over £120,000



This super three bedroom terraced villa in the popular precinct of Caskieberran offers an ideal family home in move in condition. Featuring accommodation of approximately 85 sq m with spacious lounge, modern kitchen/dining room, bright conservatory and family bathroom, this property boasts immaculate conditions throughout. Gas central heating and double glazing for efficiency and easily maintained gardens to front and rear, perfect for outdoor living. Also boasts a single off site garage.

The property is set in the popular Caskieberran precinct with 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 attractive main door into the entrance hallway which provides access to the lounge with stairs to the upper landing. Cupboard with double doors offer good hanging and storage space.

Lounge 10'5" x 17'6" (3.18m x 5.34m)

Good sized lounge with window to the front and double doors into the kitchen/dining room. A lovely public room!

Kitchen/Dining Room 10'5" x 17'6" (3.18m x 5.34m)

Modern kitchen with ample base and wall units. Integrated appliances include hob, oven, extractor, dishwasher and fridge/freezer. With window to rear, storage cupboard and space for dining table and chairs, this is a great dining and family area. Double doors into the conservatory.

Conservatory 7'2" x 9'8" (2.19m x 2.95m)

Lovely rear facing room with windows all round and door into the garden. Another family space to enjoy!

Upper Landing

Provides access to all bedrooms and bathroom. Loft hatch.

Bedroom (Front) 9'7" x 13'6" (2.94m x 4.12m)

Spacious double bedroom facing the front of the property. Ample space for furniture.

Bedroom (Front) 10'5" x 7'4" (3.20m x 2.25m)

Pleasant front facing bedroom with storage cupboard above stairs.

Bedroom (Rear) 8'11" x 9'7" (2.74m x 2.94m)

Another double bedroom, this time facing the rear with lovely views over the rooftops. Features mirror wardrobes with hanging, shelving, drawers, offering a multitude of storage options. Further cupboard housing the combi boiler.

Bathroom

Modern, crisp bathroom suite incorporating wc, wash hand basin and bath with shower above. Wet walls, ladder radiator and window to the rear.

Gas Central Heating

Property benefits from gas central heating with combi boiler.

Double Glazing

The property is double glazed throughout.

Gardens

The front garden is laid to lawn with hedging and fence. The rear garden is easily maintained with paved section and decking. Enclosed by fencing with brick shed. A great outdoor area.

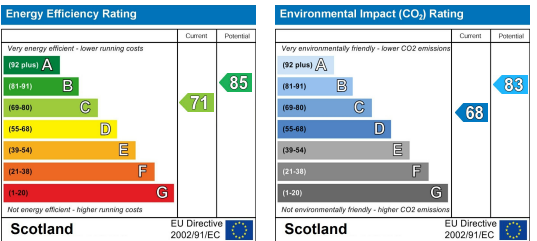
Garage

Single garage, off site, in a row of garages included in the sale.

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.