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8 Birchtree Road

Glenrothes, KY7 5DX

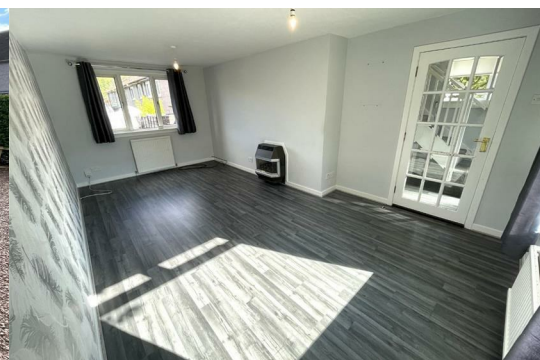
Offers Over £125,000



* Closing Date set for Friday 3rd October at 12 noon *

Step into a home that combines the best of convenient design with modern potential. This semi detached villa offers a sense of privacy and space. Situated in the heart of the sought-after Woodside precinct, the property provides the perfect blend of peaceful residential living with easy access to amenities. The home itself is thoughtfully laid out, offering lounge/dining room, kitchen, two double bedrooms and a family bathroom within a comfortable and welcoming atmosphere. The expansive corner plot is a blank canvas for your imagination, surrounded by a mature hedge, offering a secluded and secure outdoor haven. Whether you dream of creating a magnificent outdoor entertaining area, a secure play space for children, or even extending the property (subject to planning), the possibilities are endless. The attached garage also provides additional storage or conversion potential.

The Woodside precinct is renowned for its community feel and fantastic local amenities. You'll find yourself just moments from reputable schools, an array of local shops, great amenities and services. Commuting is a breeze with excellent transport links nearby, connecting you to the wider region. It's a place where convenience and community go hand-in-hand. Situated within the town of Glenrothes, you'll benefit from excellent local amenities, including shops, supermarkets, leisure facilities, and highly regarded schools. Commuting is made easy with convenient access to major road networks and public transport links, close-by including



Entrance

Entry to the property via timber door with side panel into the entrance hallway which provides access to the lounge/dining room, kitchen and stairs to upper landing. Small cupboard housing the electrics and another compact cupboard with shelves. Window at lower and upper hall points, providing ample natural light into the home.

Lounge/Dining Room 19'4" x 11'4" (5.91 x 3.47)

The spacious living/dining room is the heart of the home, bathed in natural light from windows on two sides. This versatile space is perfect for both relaxing with family and entertaining guests, offering a bright and inviting atmosphere for all occasions.

Kitchen 9'6" x 7'10" (2.91 x 2.4)

The well-appointed fitted kitchen offers a practical and stylish space for preparing meals. With ample storage and workspace the kitchen comprises of integrated hob, double oven, extractor, sink and drainer. Space for other appliances. Double glazed back door with side window which provides direct access to the rear garden.

Upper Hallway

The upper landing provides access to the bedrooms and family bathroom with top landing window and loft access.

Bedroom 12'9" x 8'9" (3.89 x 2.67)

Spacious double bedroom to the front of the property boasting full length mirror wardrobes offering a multitude of hanging and storage options. Further shelved storage cupboard.

Bedroom 11'5" x 10'4" (3.48 x 3.17)

Another spacious double bedroom, this time to the rear of the property with shelved cupboard, also housing the water tank.

Bathroom

Rear facing bathroom equipped with bath with electric shower above, wash hand basin and toilet. Ladder radiator.

Gas Central Heating

The property benefits from gas central heating throughout.

Double Glazing

Double glazing to all windows and door panes.

Gardens

What can I say about the gardens? Such a huge selling point of this home! The front and side garden offers a expansive area, especially for parking and the large grassed side section is a super addition to the property. It offers a host of options with the space on offer. The rear garden is easily maintained, enclosed by fencing and houses two brick sheds. Outside water tap.

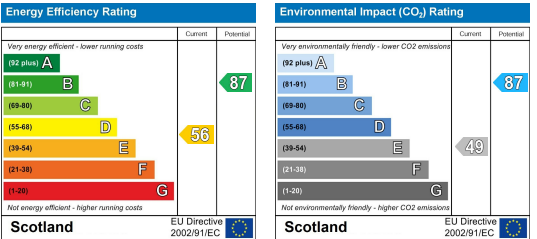
Garage

Single garage with up and over door. Side door access also.

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.