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## 100 Prinlaws Road

, Leslie, KY6 3BW

Offers Over £55,000



Calling all developers, investors and enthusiastic DIY'ers! Here is your chance to put your own stamp and style on a home in the popular village of Leslie.

This upper flat offers a solid foundation and spacious room sizes but requires a degree of upgrading. Featuring a bright lounge, kitchen, two double bedrooms and bathroom, all in need of some form of modernisation. Gas central heating and double glazed.

Welcome to Leslie, a picturesque and historic village that offers the perfect blend of community living and modern convenience. Nestled beside the bustling new town of Glenrothes, Leslie provides excellent local amenities, making it a highly desirable location for families, professionals and those seeking a quieter pace of life. Leslie boasts a strong sense of community, with a charming high street offering a selection of local shops, traditional pubs and eateries. The village is home to a public park, a popular 9-hole golf course and Leslie Primary School. The area is well-served by public transport, with regular bus services connecting Leslie to Glenrothes, Kirkcaldy and other nearby towns. For commuters, the mainline railway station at Glenrothes with Thornton provides direct links to Edinburgh and beyond, making it ideal for those who work or travel further afield.

Viewing by appointment only!



Entry

Entry to the property is via security entry system into the main stairwell. Door to storage cupboard and access to communal rear garden. Stairs to all floors.

Entrance Hallway

The entrance hallway provides access to lounge, two bedroom and bathroom. Two good sized storage cupboards and loft hatch.

Lounge 17'0" x 11'9" (5.20m x 3.60m)

Super bright lounge with window formations to front and size allowing lots of natural light. Beautiful views over the rooftops to the fields, such a lovely outlook! Door to kitchen.

Kitchen 10'4" x 8'9" (3.16m x 2.67m)

This kitchen has newly been partly fitted with two base units, sink and drainer, gas hob and oven. Space for appliances and further units. Workable but certainly a blank canvas for you!

Bedroom 11'8" x 10'0" at widest points (3.56m x 3.06m at widest points)

Double bedroom overlooking the front of the property, again with a lovely outlook. Double cupboard wardrobes with storage cupboards above providing hanging and additional space.

Bedroom 11'8" x 10'0" (3.56m x 3.06m )

Another double bedroom, this time to the rear of the property. Ample space for freestanding furniture.

Bathroom

Situated to the rear of the property, this bathroom comprises of bath, wash hand basin and toilet.

Gas Central Heating

Gas central heating to rooms.

Double Glazing

Double glazing to windows.

Storage

Please note there is a lockable storage cupboard at the rear door area for number 100. Each unit is marked with a door number.

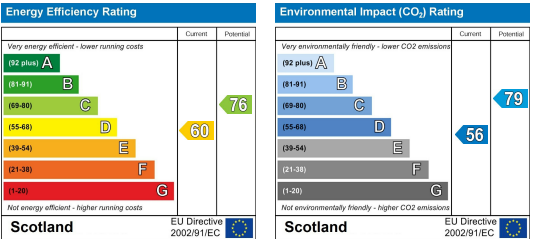
Communal Garden

Communal garden and drying area to the rear of the property, accessed by rear door.

Area Map



Energy Efficiency Graph



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