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11 Gifford Court

, Glenrothes, KY6 1NF

Offers Over £120,000



A fantastic opportunity to acquire a beautiful two-bedroom semi detached bungalow, designed for comfortable living in the exclusive Gifford Court Over 55's development. This highly sought-after home is presented in truly immaculate, move-in condition and offers a bright lounge, a well-appointed kitchen, two double bedrooms and a modern shower room. Complementing the interior are attractive private front and rear gardens and private parking space to the front. Gas central heating and double glazing throughout. Ideal for early retirees or couples looking for a peaceful, low-maintenance home.

Situated in the popular residential area of Glenrothes, you'll benefit from excellent local amenities, including shops, supermarkets, leisure facilities, and highly regarded schools. The town centre, Rothes Halls Theatre and Library and the Michael Woods Leisure Complex are all nearby. 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 nearby and St Andrews, home of golf, is approximately 30 minute drive away.

Viewing by appointment only!



Entrance

Convenient side entry to the property via attractive UPVC door into the entrance hallway.

Hallway

Pleasant and welcoming hallway provides access to all rooms. Handy storage cupboard, also housing the combi boiler. Loft access.

Lounge 11'5" x 10'6" (3.50m x 3.21m)

This lovely lounge provides a welcoming and spacious main reception area, filled with natural light and front facing window formation. It is the perfect room for relaxing, enjoying a quiet evening, or entertaining family and friends in comfort with tasteful, neutral décor.

Kitchen 8'10" x 7'10" (2.71m x 2.41m)

Well appointed modern and practical kitchen, offering good base and wall unit storage and efficient workspace. It is neatly laid out to ensure everything is within easy reach. Integrated appliances include hob, oven and extractor. Handy corner breakfast bar area with stools, offering a convenient eating or further worktop space. Window to the front of the property.

Bedroom 10'11" x 8'11" (3.33m x 2.74m)

Pleasant double bedroom, overlooking the rear garden with a peaceful outlook. Benefits from double mirrored wardrobes offering an array of hanging and storage options.

Bedroom 10'5" x 7'4" (3.18m x 2.25m)

Another good sized bedroom, ideal for use as a guest room, a dedicated hobby space, or a home office. Like the rest of the property, it is presented in immaculate order, offering flexibility and comfort for the new owner with double mirrored wardrobes.

Shower Room

The contemporary shower room has been beautifully maintained and features a modern suite. It includes a walk-in shower enclosure with shower unit, wash hand basin with vanity drawers below and toilet. Window facing to the side of the property.

Gas Central Heating

Gas central heating via radiators in all rooms with combi boiler in situ.

Double Glazing

The property benefits from double glazing to all windows and door panes.

Gardens & Parking

The property boasts attractive, easily maintained front garden, laid to chips and you also benefit from a private parking space right at the front door. The rear garden is also easily maintained, laid to chips with two sheds and drying area. It offers a peaceful spot for al-fresco dining or enjoying the sunshine.

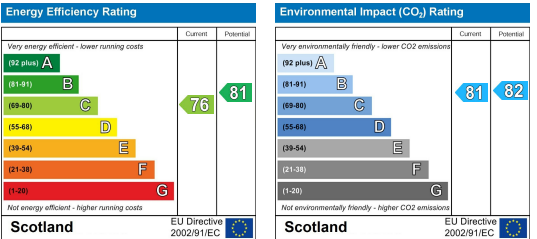
Connected Person Disclosure

We hereby disclose a personal interest as defined under the Estate Agents Act 1979 in the sale of this property. The vendor is a relation of a member of staff within the Glenrothes branch.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.