



innes johnston
SOLICITORS

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



6 Westwood Road

, Glenrothes, KY7 5BB

Offers Over £125,000



Perfectly situated in the popular Woodside precinct, this spacious mid terraced villa offers the ideal opportunity for first-time buyers, growing families, or downsizers. The accommodation features a bright lounge with French doors leading to the garden, lovely modern kitchen with feature ambient lighting, a downstairs bathroom and three well-proportioned bedrooms upstairs. Externally, the property boasts a low-maintenance mono bloc driveway to the front and a generous, fully enclosed garden to the rear—all kept cosy with gas central heating and double glazing throughout.

Glenrothes sits in the centre of Fife, around 30 miles north of Edinburgh and 25 miles south of Dundee and is the third largest in Fife behind Dunfermline and Kirkcaldy. Situated conveniently with direct access to the A92 and within a short drive of major motorway networks, Glenrothes is easily reachable from all directions. excellent recreational facilities at the Michael Woods Sports Centre, including parkland, various sports venues and two golf courses. shopping facilities are located at the Kingdom Shopping Centre including a multi-screen cinema and bus station. Education is provided through a number of local Primary and Secondary schools. Woodside itself boasts a nursery school, just along the road from this property and a local primary school. I went to both, having grown up in Woodside. Very good schools! The nearby A92 allows swift access to Edinburgh/Dundee including railway stations at both Thornton and Markinch.

Viewing by appointment only!



Entry

Access to the property is via UPVC door with side panel into the entrance hallway.

Entrance Hallway

The entrance hallway provides access to the lounge, kitchen and bathroom. Cupboard with coat hooks, under stair cupboard and stairs to upper hallway.

Lounge 14'9" x 12'5" (4.5m x 3.8)

This spacious lounge, facing the rear of the property serves as a peaceful sanctuary, flooded with natural light. Featuring French doors that lead directly out to the rear garden—perfect for hosting summer BBQs or enjoying a quiet morning coffee while letting the outside in. Brick fireplace to one wall with electric fire.

Kitchen 14'9" x 8'6" (4.5 x 2.6)

This kitchen is as functional as it is beautiful. It features white high gloss modern cabinetry, complemented by ambient lighting to the kicker boards and under-unit lighting, creating a warm and inviting atmosphere. Whether you're a keen chef or a casual cook, this space is sure to be the hub of the home. Integrated gas hob, oven, extractor, sink and drainer. Space for further appliances. Handy walk in larder cupboard offering great additional storage options. Modern and convenient wipe clean wet walls and door to rear garden.

Bathroom

Conveniently located on the ground floor, the well-appointed family bathroom provides a clean and modern space for residents and guests alike. Comprises of bath with shower above, wash hand basin with vanity unit below and toilet. Window to the front of the property and ladder radiator.

Bedroom Rear 1 14'5" x 9'10" (4.4 x 3)

Spacious double bedroom with window formation to the rear. Features mirror sliding wardrobes doors, offering storage and hanging facilities.

Bedroom Rear 2 11'9" x 9'6" (3.6 x 2.9)

Another good sized bedroom with window overlooking the rear garden. Walk in cupboard with hanging rail and shelves for storage.

Bedroom Front 3 11'5" x 9'6" (3.5 x 2.9)

Third bedroom, this time facing to the front of the property. Features two cupboards, one with hanging rail and shelf and the other housing the boiler.

Upper Hallway

With window facing to the front and leading to three generously proportioned bedrooms. Storage cupboard with shelves and loft hatch.

Gas Central Heating

The property benefits from gas central heating throughout.

Double Glazing

The property features double glazing to windows and door panes.

Driveway

Generous mono bloc driveway provides hassle-free off-street parking to the front of the property.

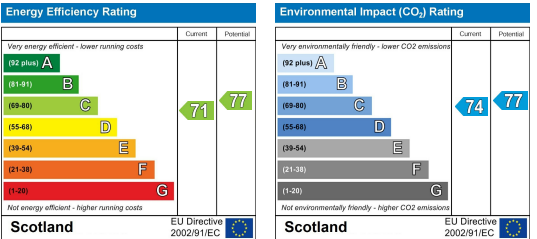
Gardens

The front garden is laid to mono bloc, covering your parking needs. The property boasts a good-sized, enclosed rear garden with fencing and hedging, offering a safe haven for children and pets, with plenty of potential for alfresco dining. Chipped and paved sections. Outside water tap and shed 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.