



60 Sinclair Avenue

Glenrothes, KY6 1BB

Offers Over £85,000



Located in the highly sought-after South Parks area of Glenrothes, this end terraced villa offers fantastic proportions and a superb footprint for those looking to create their dream home. Comprises of spacious lounge/dining room, kitchen, two double bedrooms and bathroom. Gardens to front and rear. While the property requires a degree of cosmetic modernisation, it provides a solid foundation with essential comforts already in place, including 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. The nearby A92 allows swift access to Edinburgh/Dundee including railway stations at both Thornton and Markinch.

Viewing by appointment only!



Entry/Entrance Hallway

Entry is gained via a secure UPVC door featuring a double-glazed side panel that floods the space with natural light. The hallway provides a warm welcome, offering access to the lounge, kitchen and the staircase leading to the upper level. The under stair area is open and handy to allow for different storage options. Cupboard housing the meters and shallow storage cupboard.

Lounge/Dining Room 19'5" x 11'4" (5.92 x 3.47)

A bright and spacious public room designed for relaxation. Large window formations to both front and rear, offering a pleasant outlook. The generous floor area allows for various furniture configurations, including space for a dining suite if desired.

Kitchen 9'7" x 7'11" (2.94 x 2.42)

The heart of the home, fitted with base and wall units. Integrated hob and oven with space for other appliances. Larder cupboard with window and door to the rear garden.

Upper Landing

The upper landing provides access to both bedrooms and bathroom. Loft hatch.

Bedroom 14'9" x 8'8" (4.52 x 2.66)

A spacious double bedroom situated on the upper floor. This room offers plenty of space for furniture, benefitting from large windows facing to the front, that enhance the sense of space. Cupboard wardrobe offering storage options.

Bedroom 11'6" x 10'5" (3.51 x 3.18)

Another well-proportioned double bedroom overlooking the rear. This versatile room is perfect as a guest suite, a generous children's room, or a quiet home office. Again benefitting from a storage cupboard.

Bathroom

The upper-level bathroom is fitted with a traditional white suite. While it would benefit from a modern refresh, it is well-sized and perfectly positioned to serve both bedrooms. Comprises of bath, wash hand basin and toilet. Window to the rear.

Gas Central Heating

The property benefits from gas central heating throughout.

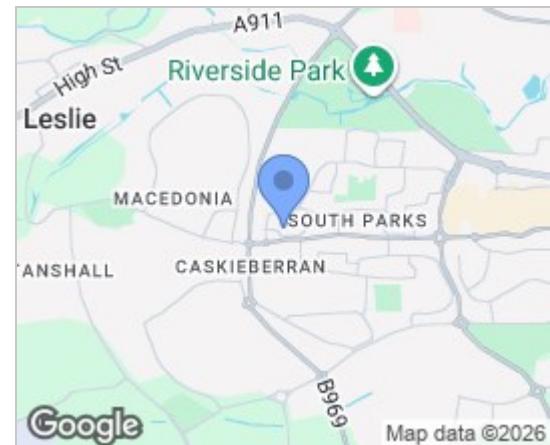
Double Glazing

The property has double glazing to windows and door panels.

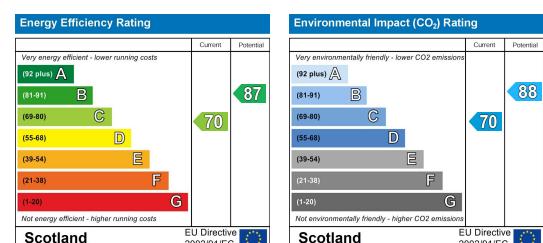
Garden

The front garden is laid to lawn with hedging. The rear garden is enclosed with fencing and wall and provides a great area, perfect for families, pets and summer entertaining when we have the weather! The rear is laid to chips and decked area with a handy brick shed.

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.