



67 Cawdor Drive

Glenrothes, KY6 2HW

Offers in Excess £69,950

Susan Morton at RE/MAX is delighted to market this terraced villa which is situated in a cul-de-sac within the popular Caskieberran area of Glenrothes. Being well placed for primary school, local shops and access to the A92 (Edinburgh) link road which provides easy commuting throughout Fife, to Edinburgh and beyond. Comprising: hallway, lounge with open plan dining area, kitchen, 2 double bedrooms and bathroom. Gas central heating (new boiler 2015), double glazing and new roof (2018). Front and rear garden ground with outbuilding.

ENTRANCE

Entrance to the property is via a wrought iron gate and over a pathway leading to a upvc main door with an opaque glazed panel which opens into the lounge with open plan dining area.

LOUNGE WITH OPEN PLAN DINING AREA - 18'11" X 10'2"

The lounge and dining area are open plan, features French doors leading out into the garden, a front facing window and a main door with an opaque glazed panel also leading out into the front garden. Fitted carpet, three ceiling light points, two radiators, tv point and ample power points. Fifteen paned door leading into hallway.

HALLWAY

The hallway which incorporates an entrance porch area, features a main door with glazed panel, front and side facing windows, allows access into the lounge open plan dining area, kitchen and incorporates the staircase leading to the upper level. Tiled floor, ceiling light point and two radiators.

KITCHEN - 14'5" X 6'0"

The kitchen features a front facing window and incorporates both wall and floor mounted units with built-in space for appliances, work surfaces over and a sink unit. Tiled floor, ceiling light point and ample power points. Through access leading into the hallway.

STAIRCASE & UPPER HALLWAY

The staircase and upper hallway features two rear facing windows on the top landing and allows access into both bedrooms, bathroom and incorporates a built-in cupboard. Fitted carpet and ceiling light point.

BEDROOM 1 - 13'2" X 10'6"

This bedroom features a front facing twin window. Fitted carpet, ceiling light point, radiator and ample power points. Fifteen opaque paned door leading into the hallway.

BEDROOM 2 - 11'2" X 9'7"

This bedroom features a front facing window and a built-in cupboard which also house the combi style central heating boiler. Fitted carpet, ceiling light point, radiator and ample power points. Fifteen opaque paned door leading into the hallway.

BATHROOM

The bathroom features two rear facing opaque glazed windows and incorporates a low flush wc, wash hand basin and a bath with wall mounted shower and curtain rail over. Tiled floor, ceiling light point and chrome radiator/towel rail. Door leading into the hallway.

GARDEN GROUND

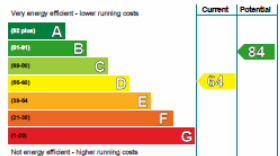
The front garden ground is enclosed by hedging with a wrought iron pedestrian gate, is laid lawn, pathway, mature plants and shrubs. The rear garden ground is enclosed by fencing and wall with wood pedestrian gate and is laid to a paved patio, paving, mature plants, bushes and shrubs with a brick garden shed and cold water tap.

EXTRAS INCLUDED

Floor coverings, window blinds and light fittings.



ENERGY PERFORMANCE CERTIFICATE



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