



Morgans

PROPERTY

25 Huntingtower Park, Glenrothes, KY6 3QF

Offers In The Region £215,000







Excellent opportunity to acquire this deceptively spacious detached villa with woodland backdrop and enviably positioned within generous corner plot. The property is well maintained and presented throughout and briefly comprises entrance hall, lounge/diner, feature conservatory and kitchen. On the upper level there are two good sized double bedrooms and shower room. Storage and access to attic. The gardens are fully enclosed providing a child and pet safe environment with patio area, mature shrubs and plants. The driveway gives access for several vehicles leading to detached single garage. There is gas central heating and double glazing throughout.





LOCATION

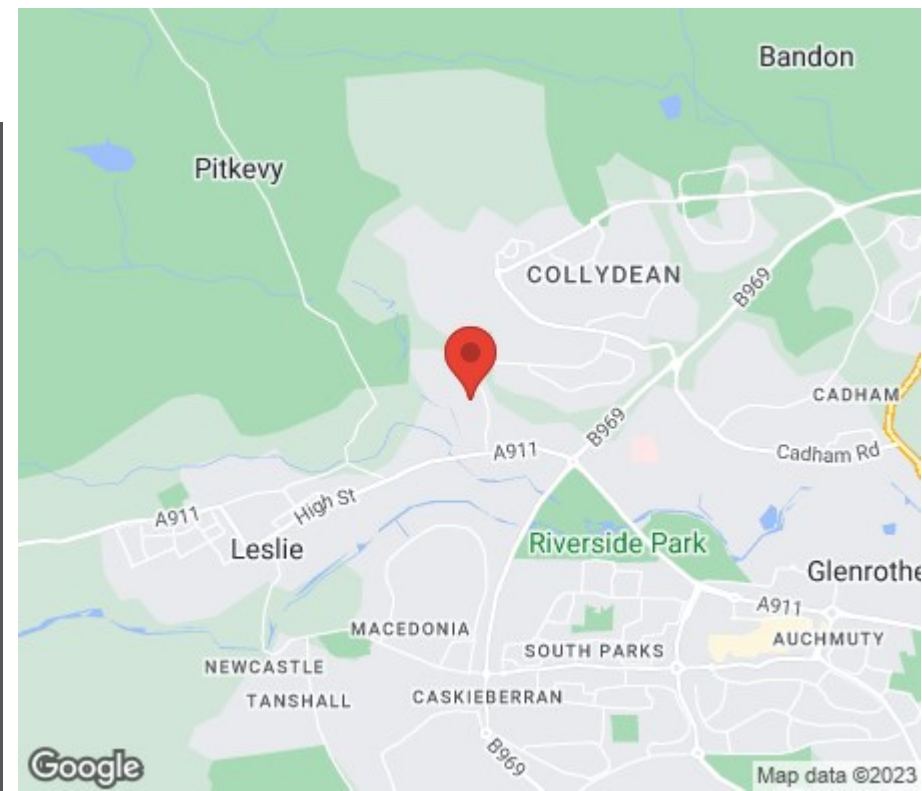
Glenrothes is a thriving town in the centre of Fife just 45 minutes from Edinburgh in the south, and Dundee in the north. It is an excellent commuter town served by two mainline train stations at Thornton & Markinch. Shopping is provided at the Kingdom Centre, which is a large indoor shopping centre with many high street and independent retailers. Entertainment is on hand at the Rothes Halls theatre, along with a cinema and bowling alley all within the centre! For sport, the Michael Woods sport centre is a fantastic recreation and sporting facility offering a wealth of sports classes, three swimming pools and football pitches. There are two major golf courses at Balbirnie Golf Club and Glenrothes Golf club, and St Andrews, the home of golf, is half an hour away.

Education is provided by many primary schools and three main high schools in the town, with Leslie House falling into the South Parks or Leslie Primary and Glenrothes High School catchment area. Private education is available at the renowned Dollar Academy just thirty minutes away. Further education is available at Fife College campus.

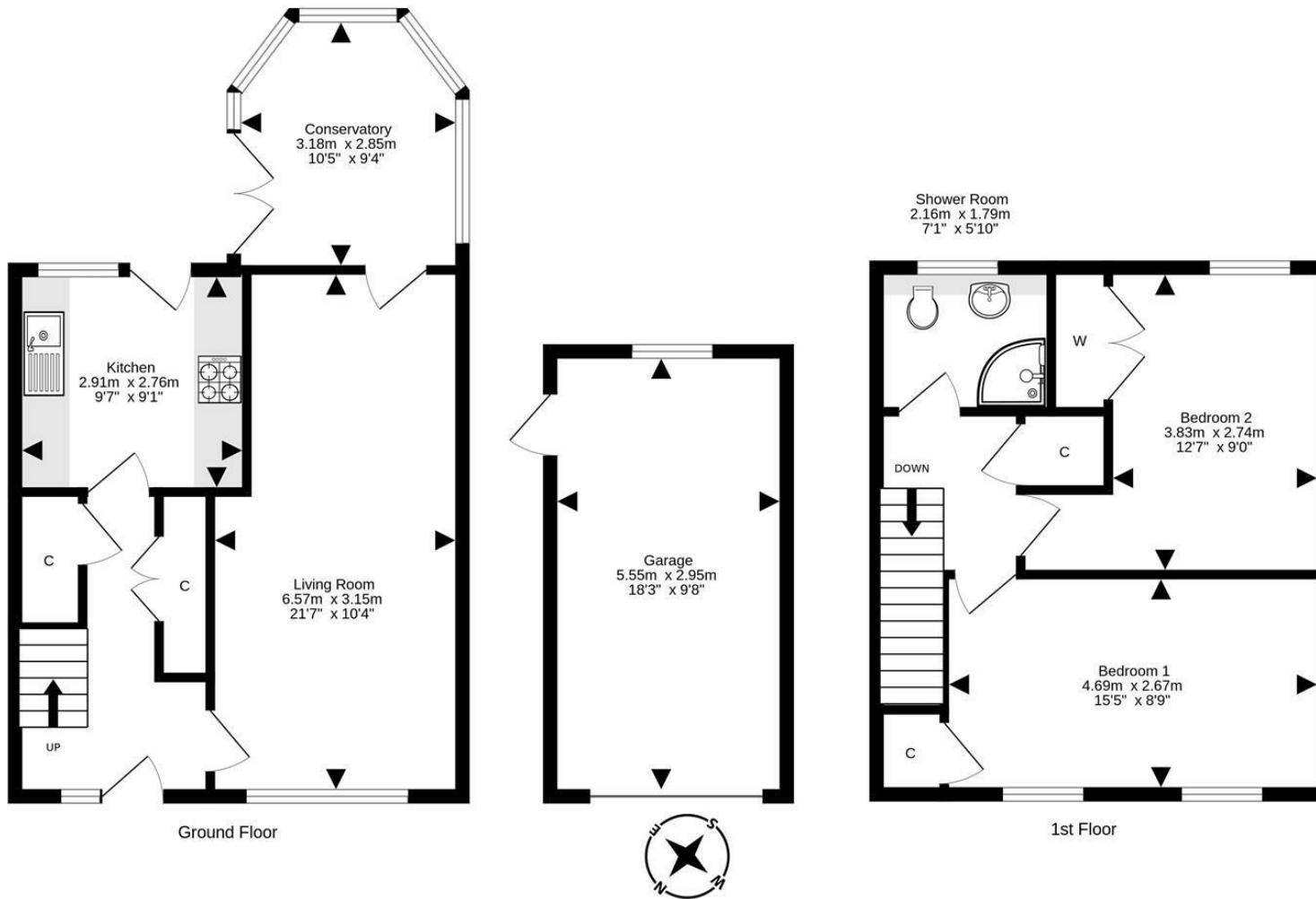
EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2023



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

s1homes.com

rightmove

Zopla.co.uk

onTheMarket.com



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.