



9 Burleigh Court, Glenrothes, KY7 4SY

Offers Over £260,000



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OFFERS OVER
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Number nine is a spacious detached bungalow which is presented in fresh decorative order throughout with private enclosed garden grounds to the rear.

The property is entered from the front into the entrance porch where a further door leads into the hallway. Double storage cupboard and access to the attic space via a Ramsay type ladder which is partially floored.

The lounge area offers a triple window to the front and a feature electric fire with stone surround. Within the dining area there is a window to the rear and hatch to the kitchen. The kitchen is fitted with wood base and wall units, co ordinating work surfaces, light coloured sink and electric slot in cooker. Integral dishwasher. Window to the rear. Breakfast bar area.

The utility room offers space for fridge freezer, washing machine and tumble dryer. White sink and drainer. Window and door to the rear.

Bedroom one offers double mirrored storage facilities and a window to the rear. A door leads into the En suite which is fitted with a W.C., wash hand basin and shower cubicle with mixer

shower.

Bedroom two offers a window to the front and mirrored wardrobe facilities.

Bedroom three offers a window to the front and mirrored wardrobe facilities.

The bathroom offers a W.C. and wash hand basin set within vanity unit. Bath with over bath mixer shower. Opaque window.

There is a gas fired central heating system throughout, all windows are double glazed and there is an alarm system fitted within the property. Solar Panels.

To the front the garden is laid to lawn with a selection of mature trees and shrubs. A driveway leads to the garage which is accessed via an electric door to the front and courtesy door to the rear.

The private garden grounds to the rear are mainly laid to lawn and bordered by high conifer hedging. Paved patio area. Timber shed. A pathway to the side leads to the front entrance.





- Spacious Detached bungalow situated within a Cul De Sac location
- Entrance Porch & Hallway
- Lounge / dining room
- Fitted kitchen
- Utility
- Three bedrooms one En suite
- Family bathroom
- Gas central heating, Double glazing, Solar Panels and Alarm System
- Driveway parking leading to Garage
- Garden grounds to the front, side and rear

INCLUDED

All fitted carpets, fitted floor coverings, integral appliances, fridge freezer, washing machine and slot in cooker.

SERVICES

Mains water, drainage, gas, electricity, alarm and solar panels

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E

EPC RATING: C

FLOOR AREA: 1237.00 SQ FT







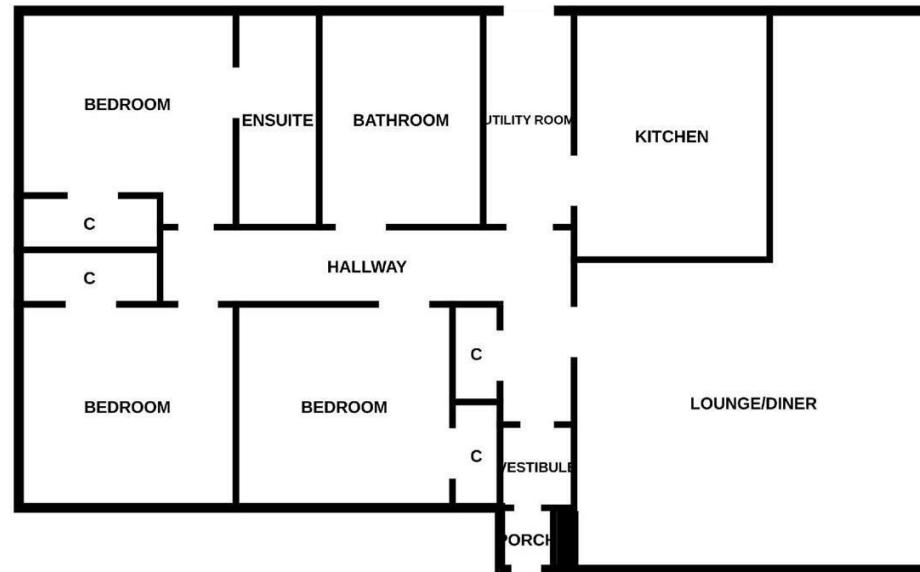
Room Sizes

Approximate measurements

Vestibule	5'8" x 6'0"
Lounge / Dining room	17'8" x 29'6"
Kitchen	8'2" x 12'7"
Utility	10'2" x 5'7"
Bedroom 1	10'1" x 12'0"
en suite	3'1" x 9'11"
Bedroom 2	10'0" x 11'2"
Bedroom 3	10'0" x 7'10"
Bathroom	10'0" x 5'7"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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