



## 55 South Parks Road

, Glenrothes, KY6 1BL

Offers Over £120,000



\* Closing Date Friday 3rd July at 12 noon. Written offers via Solicitors only, are invited to [property@innesjohnston.co.uk](mailto:property@innesjohnston.co.uk) \*

Looking for the wow factor? This stunning villa has it from the moment you arrive! Set within the highly desirable South Parks area of Glenrothes, this beautifully presented two-bedroom mid-terrace villa offers a stylish, contemporary home in true turn-key condition. Finished to an impressive standard throughout, the property features bright, free-flowing living spaces, fresh décor, a spacious lounge/dining room, a sleek modern kitchen, two well-presented bedrooms and an immaculate bathroom. Gas central heating, double glazing, landscaped gardens and a private garage further enhance its comfort, convenience and kerb appeal. Ideal for first-time buyers or professionals seeking a chic, low-maintenance home, this exceptional property combines modern style with everyday practicality.

The property is set in the highly sought after South Parks precinct with good amenities close-by including schools, the town centre, Rothes Halls Theatre and Library and the Michael Woods Leisure Complex. The property is within easy reach of the A92 trunk road which provides access throughout Fife and on to Dundee, Edinburgh, Perth and beyond. There is a local extensive bus service across Fife and beyond and Train Stations are nearby at both Thornton and Markinch. The surrounding Fife countryside is ideal for outdoor pursuits including Cluny Clays Activity Centre, Lomond Hills Regional Park, Balbirnie Park, Markinch, Riverside Park to name but a few. There is an abundance of golf courses very nearby and St Andrews, home of golf, is a 30 minute drive away.



Entry

Entry to the property is via attractive UPVC door with side window and double glazed panes into the entrance hall.

Entrance Hall

Welcoming entrance hall with stairs to upper landing and double doors into lounge/dining room. Cupboard under the stairs housing the electricity meter.

Lounge/Dining Room 19'5" x 11'3" (5.92 x 3.44)

What a fabulous open-plan space, designed for both relaxation and entertaining. Large front windows flood the room with natural light, plus patio doors lead out to the rear garden, bringing the outside in. This generous layout easily accommodates both lounge furniture and a dining area. The décor is modern and neutral, offering a perfect backdrop for any style. I absolutely love the flooring in this room! White high gloss laminate! It looks amazing!

Kitchen 9'6" x 7'10" (2.9 x 2.4)

Well appointed with sleek cabinetry, quality worktops, and integrated appliances comprising hob, oven and extractor, this kitchen combines style with practicality. Thoughtful storage and efficient layout make everyday cooking a pleasure, while the contemporary finish elevates the whole space. Rear facing window and door out to the beautiful garden.

Upper Landing

Provides access to both bedrooms and bathroom. Loft hatch with Ramsay ladder.

Bedroom 12'11" x 8'8" (3.95 x 2.66)

A spacious double bedroom with a calm, elegant feel, enjoying a peaceful outlook over the front garden. Ideal as a main bedroom, it offers great floor space for furniture, whilst benefitting from treble sliding doors into ample wardrobe storage.

Bedroom 11'5" x 8'7" (3.5 x 2.63)

Another bright, versatile bedrooms with treble sliding wardrobes, and finished to the same high standard as the rest of the home. Also a storage cupboard housing the gas boiler.

Bathroom

A stylish, modern bathroom installed in July 2024, featuring contemporary fittings, quality tiling to floor and walls and a crisp, fresh aesthetic. Features bath with "Mylife" twin head shower, toilet and wash hand basin with vanity unit below. Designed for comfort and easy maintenance.

Gas Central Heating

The property benefits from gas central heating with the gas fired Vokera central heating boiler located within a bedroom cupboard. This supplies a system of radiators throughout the property.

Double Glazing

Double glazing to all windows and doors throughout.

Gardens

The property boasts beautifully maintained gardens. The front garden is paved, offering convenience and low maintenance. The immaculate rear garden features a decked area, section of lawn and other paved and chipped sections. It has a handy outside water tap and double electrical sockets. The quality rear fence was erected in February 2025 and provides all round privacy with a gate to a rear pathway and garage area. This truly provides a tranquil outdoor retreat, deal for relaxing, entertaining, or gardening enthusiasts!

Garage

A great bonus, offering secure parking or storage options. The garage is located on Rimble Path, adjacent to the property and is identified by number 55 on the up and over white door.

Viewing

Viewing by appointment only. Please arrange your individual time slot by calling us on 01592 757114 or email us at [property@innesjohnston.co.uk](mailto:property@innesjohnston.co.uk)

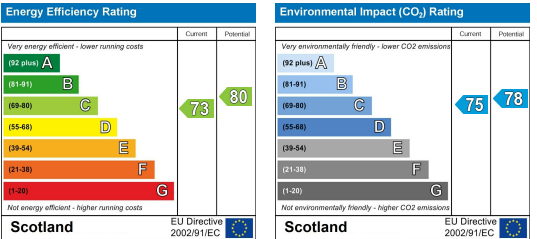
Do you have a house to sell?

If you're thinking of selling and would like expert advice or a market appraisal, call us on 01592 757114 to book your free, no-obligation appointment.

Area Map



Energy Efficiency Graph



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