



## 114 Paterson Park

Leslie, Glenrothes, KY6 3DX

Offers Over £130,000



Nestled within the highly sought-after, popular village of Leslie, this well presented four-bedroom home offers the perfect blend of modern living and spacious accommodation, ideal for growing families. Accommodation over 3 levels comprises a welcoming front-facing lounge, lovely modern kitchen, two bedrooms and bathroom on the mid floor and a further two bedrooms on the top floor. Electric heating and double glazing. Externally, the appeal continues with a generously sized driveway capable of accommodating multiple vehicles, leading to a useful timber garage. The rear boasts a generous sized rear garden, perfect for entertaining and family recreation, complemented by an easily maintained front garden.

Situated in a popular residential area of Glenrothes, you'll benefit from excellent local amenities, including shops, supermarkets, leisure facilities, and highly regarded schools. Commuting is made easy with convenient access to major road networks and public transport links. 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.

Early viewing is highly recommended.



## Entrance

Entry to the property via attractive UPVC door in the entrance vestibule. Door to lounge and stairs to first floor level.

## Lounge 14'3" x 12'0" (4.36m x 3.66m)

A bright, inviting and neutrally decorated space, this front-facing lounge forms the heart of the home. Bathed in natural light, it provides ample room for comfortable seating and features easy access to the modern kitchen, creating a great flow for daily living and entertaining. Feature fire surround and electric fire. Double display shelved cabinets to either side with storage cupboards below, one housing the meters.

## Kitchen 16'9" x 8'4" (5.11m x 2.56m)

Well equipped and spacious rear facing kitchen offering a variety of storage options with modern base and wall units and a further walk in larder cupboard. You will not be struggling for space! Features integrated hob, double oven and extractor. Freestanding fridge, freezer and washing machine included in sale. Door leading to the rear garden.

## Stairs to 1st floor

Stairs leading to first floor landing which provides access to two bedrooms and bathroom.

## Bedroom 15'8" x 10'3" (4.80m x 3.13m)

Good sized front facing room with three storage cupboards offering ample hanging and shelving space. Two wardrobes also to one wall.

## Bedroom 9'10" x 9'1" (3.0m x 2.79m)

Rear facing bedroom with storage cupboard.

## Bathroom

Crisp and modern family bathroom to the rear with wash hand basin and vanity cupboard below, bath with twin head shower above and toilet. Tiling to walls and ladder radiator.

## Stairs to second floor

Stairs to second floor which was formerly the attic space. This stair case has a mid landing spot with base storage cupboard on the top landing which leads to the further two bedrooms.

## Bedroom 11'8" x 9'0" (3.56m x 2.75m)

Pleasant front facing bedroom.

## Bedroom 11'8" x 6'9" (3.56m x 2.07m)

Another rear facing bedroom.

## Double Glazing

Double glazing to windows and door sections.

## Gas Central Heating

There is a gas fired, Main Eco Compact central heating boiler located within the kitchen cupboard. This supplies radiators throughout the ground and first floor of the property. The bedrooms at attic floor level are not connected to the main heating system. These have wall mounted electric heaters.

## Driveway & Garage

Fabulous long driveway, offering parking for multiple cars, leading to a timber garage.

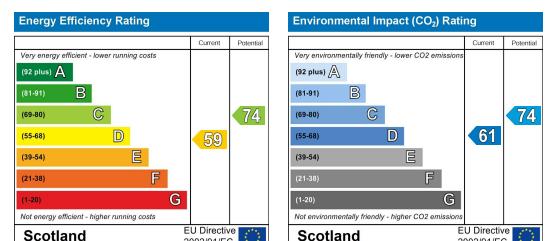
## Gardens

Attractive front garden, easily maintained with paving, chips and astro turf section. The substantial rear garden offers paved and lawn section, enclosed by hedge and fence. There are two good sized sheds to the foot of the garden providing lots of storage options. This truly is a great outdoor space, perfect for entertaining and enjoying the good weather, when we have it!

## Area Map



## Energy Efficiency Graph



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