



282 Ellon Park

, Glenrothes, KY7 6UY

Offers Over £65,000



Located in the sought-after Collydean area of Glenrothes, this two-bedroom mid-terraced villa offers a super refurbishment project. The accommodation includes a bright lounge, kitchen/dining room with rear hall, two bedrooms and a family bathroom. Requiring renovation throughout, the property provides an excellent opportunity for investors, first-time buyers or those seeking a home they can fully transform.

The property is set in the popular Collydean 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

There are timber front and rear entrance doors.

Lounge 17'7" x 10'4" (5.38 x 3.16)

Spacious lounge with front window and double glazed French doors at the rear out to the garden.

Kitchen/Dining Area 17'8" x 7'6" (5.4 x 2.3)

Good sized kitchen, albeit in need of complete refurbishment. Window to front and rear. Access into rear porch/utility area.

Rear Hallway

Handy additional space with door to back garden.

Upper Hallway

The upper hallway provides access to both bedrooms and the bathroom.

Bedroom 14'9" x 10'9" (4.52 x 3.28)

Spacious rear facing bedroom with cupboards, offering a blank canvas to make your own.

Bedroom 12'0" x 10'6" (3.66 x 3.21)

Another good sized bedroom to the front of the property.

Bathroom

Bathroom to the rear, currently with a bath, toilet and wash hand basin.

Double/Single Glazing

The property benefits from UPVC framed double glazed windows with an original timber framed single glazed unit in place adjacent to the front entrance door.

Heating

PLEASE NOTE: The property is being sold with the existing central heating system on a sold as seen basis. The seller has not tested the system and gives no representation or warranty as to its condition, safety, efficiency, or fitness for purpose.

Gardens

Small front garden laid to lawn. The rear garden has a section of decking. Currently overgrown by trees and bushes.

Viewing

Viewing by appointment only. Please call us on 01592 757114 to book your slot!

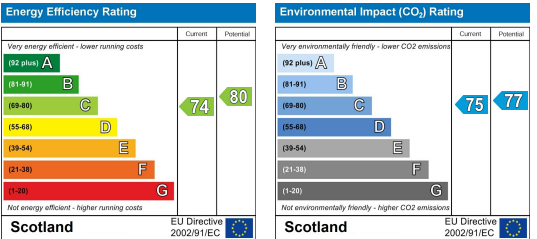
Sold As Seen

As this property has been empty for some time, all fixtures, fittings, appliances, systems, and equipment included in the sale are offered on a sold as seen basis. No warranties, guarantees, or representations are given by the seller regarding their condition, quality, safety, or fitness for purpose. Prospective purchasers should satisfy themselves through their own inspection and enquiries prior to submitting an offer.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.