



17 Dunstaffnage Place

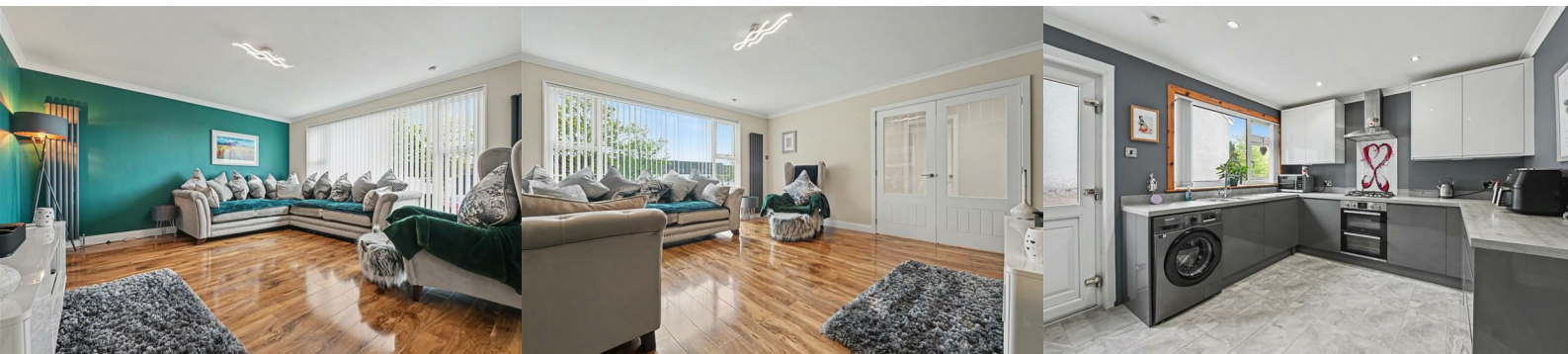
, Glenrothes, KY7 4QQ

Offers Over £275,000



Stunning detached bungalow in a highly sought-after location! Nestled in a popular and desirable residential pocket, this fabulous detached bungalow offers the perfect blend of spacious living, modern style and exceptional outdoor space. Impeccably presented throughout, the accommodation comprises a welcoming entrance hallway, a bright and airy lounge, a stunning fitted Wren kitchen. Designed with versatility in mind, the property boasts three well-proportioned bedrooms, plus a dedicated study that flows seamlessly into a beautiful sunroom—perfect for relaxation. Completing the interior is a contemporary 4-piece bathroom and a separate WC, with the entire home benefiting from gas central heating and double glazing throughout. Outside, the property truly shines with a great-sized driveway providing ample off-road parking, garage and beautiful landscaped gardens that offer a private oasis. A rare find in today's market, early viewing is highly recommended!

The property is set in the highly sought after residential pocket with good amenities close-by including schools, the town centre, Rothies 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 composite door with side panel into the entrance hallway.

Entrance Hallway

This welcoming space provides access to most rooms, the lounge via quality glass feature double doors, the kitchen, bedrooms, study, bathroom and toilet. The beautiful Dolce high gloss laminate flooring is continued throughout the lounge, study and sun room. Handy walk in storage cupboard, housing the boiler with shelves and good storage space. Also boasts a further walk in storage cupboard with shelves just off the kitchen. You will not be stuck for storage space in this one! Loft hatch to partially floored roof space with light.

Lounge 18'8" x 15'5" (5.69m x 4.71m)

What a beautiful bright space this is! Large picture window facing to the front of the property flooding the room with natural light. No expense has been spared in this property and the lounge also features the stunning Dolce high gloss laminate flooring. Please note that the 65inch Sony OLED television will also be included in the sale.

Kitchen 10'6" x 13'8" (3.22m x 4.18m)

Classy, modern Wren kitchen with ample high gloss, two tone base and wall units. Integrated appliances to include Zanussi hob and oven, extractor fan and dishwasher. The free standing American fridge/freezer is also included in the sale. Space for washing machine. Doorway to the side of the property onto the driveway.

Master Bedroom

Spacious double bedroom facing to the rear of the property with full length sliding wardrobes offering a multitude of hanging, shelving and space. Quality oak flooring and decor.

Bedroom Two 10'5" x 11'10" (3.19m x 3.61m)

Good sized double bedroom facing to the front of the property. Ample space for furniture and laminate flooring.

Bedroom Three 10'7" x 9'7" (3.25m x 2.93m)

Another double bedroom facing to the rear of the property with space for freestanding furniture and laminate flooring.

Study 7'10" x 9'6" (2.40m x 2.92m)

Versatile study room which could offer a variety of uses. Provides access to the sun lounge, again benefitting from Dolce high gloss laminate flooring.

Sun Lounge

Super relaxing room to the rear of the property, accessed via study with windows to two sides and French doors into the rear garden. This is such a lovely room and the current owners enjoy this additional living space all year round.

Bathroom

Immaculately presented bathroom with modern slipper bath, waterfall tap and shower head attachment. Separate walk in shower cubicle, wash hand basin, toilet and light up mirror. High gloss white vanity unit offering storage and window to the side of the property. You likely will want to spend a lot of time in here!

Toilet

Handy additional convenience with floating toilet and wash hand basin with high gloss vanity unit below and light up mirror. Window to the side of the property.

Front & Rear Gardens

This property certainly has kerb appeal and is situated on a lovely plot. Low maintenance front garden with large attractive chipped area and mono bloc driveway. Impressive enclosed rear gardens with several different sections of lawn, paved area and decking, offering a variety of options for sitting and enjoying the space on offer. Outside water tap to the side of the driveway.

Driveway & Garage

Super sized driveway, which would accommodate several cars leading up to the garage with up and over door, power and light. Also, external power socket at the rear of the garage.

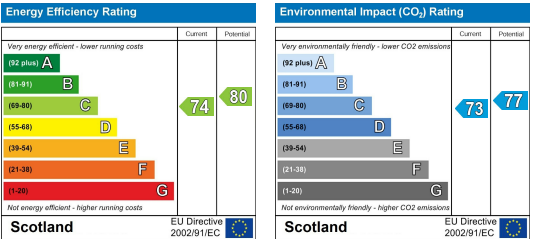
Viewing

Viewing is highly recommended to appreciate this home. Just call us on 01592 757114 or email property@innesjohnston.co.uk to book your individual time slot!

Area Map



Energy Efficiency Graph



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