

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



30 Cowal Crescent, Glenrothes, KY6 3PT
Offers Over £239,500



Beautifully presented and well proportioned detached villa, enjoying an elevated position in a much sought after residential area. Entrance Hall, Lounge, Dining room, Fitted Kitchen, 3 Bedrooms (with built in wardrobes), Bathroom. Double glazing. Gas central heating. Lovely, fully landscaped and easily maintained areas of garden to the front and rear. Garden summer house. Garage and large driveway offering parking for several vehicles. Modern decor throughout. Good storage accommodation. Move in condition. Superb family home. EPC - C. Council Tax - D. Freehold.

LOCATION

Glenrothes is a well-established and popular town in central Fife, offering an excellent balance of amenities, green spaces and transport links. The town benefits from direct road access to the A92 and M90, with nearby rail stations at Glenrothes with Thornton and Markinch providing regular services to Edinburgh, Dundee and beyond, making it ideal for commuters. Glenrothes is well served by a wide range of shops, leisure facilities and restaurants centred around the Kingdom Shopping Centre, along with attractive parks, walking routes and cycle paths. The area also offers a good selection of nursery, primary and secondary schools, making it a particularly appealing location for families seeking convenient and well-connected living.

PROPERTY - DETACHED VILLA

- Much sought after location
- Excellent family home
- Move in condition
- Modern decor throughout
- Immaculately presented
- Modernised to a good standard
- Most attractive, fully landscaped Gardens
- Summerhouse
- Garage with large driveway
- Internal viewing is a MUST!

ACCOMMODATION

Hall 2.20 m x 1.60 m / 7'3" x 5'3"

With doors leading to the lounge. Large walk in storage cupboard (Potential for downstairs WC). Stairs to upper level.

Lounge 4.70 m x 3.01 m / 15'5" x 9'11"

This is a lovely, bright lounge. Front.

Dining Room 3.10 m x 2.40 m / 10'2" x 7'10"

With patio doors leading to the garden. Door to kitchen. Rear.

Kitchen 3.10 m x 2.21 m / 10'2" x 7'3"

The kitchen is well fitted with modern floor and wall units with complementary worktops and tiling. Rear.

Landing 2.70 m x 1.82 m / 8'10" x 6'0"

With doors to 3 bedrooms and bathroom. Storage cupboard. Access to loft.

Bedroom 1 4.03 m x 2.81 m / 13'3" x 9'3"

This good sized double bedroom. Rear.

Bedroom 2 3.90 m x 2.81 m / 12'10" x 9'3"

This is a well proportioned double bedroom which enjoys the benefit of double built in wardrobes with sliding doors. Rear.

Bedroom 3 2.99 m x 2.31 m / 9'10" x 7'7"

The third bedroom enjoys the benefit of a deep over stairs storage cupboard. Front.

Bathroom 2.02 m x 1.82 m / 6'8" x 6'0"

This is a very smart bathroom, which has been fitted with a white suite incorporating a shower set over the bath and a wash hand basin set in a vanity unit with cupboard below. Rear.

Gardens

One of the main features of this property is the most attractive, well proportioned and well maintained areas of garden ground to the front and rear. The gardens have been landscaped with low maintenance in mind.

GARAGE/DRIVEWAY

There is a single garage which accessed via a Monoblock driveway, which offers parking for several cars, there's even space suitable for a caravan.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets and blinds are included in the sale price.













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

Home Report

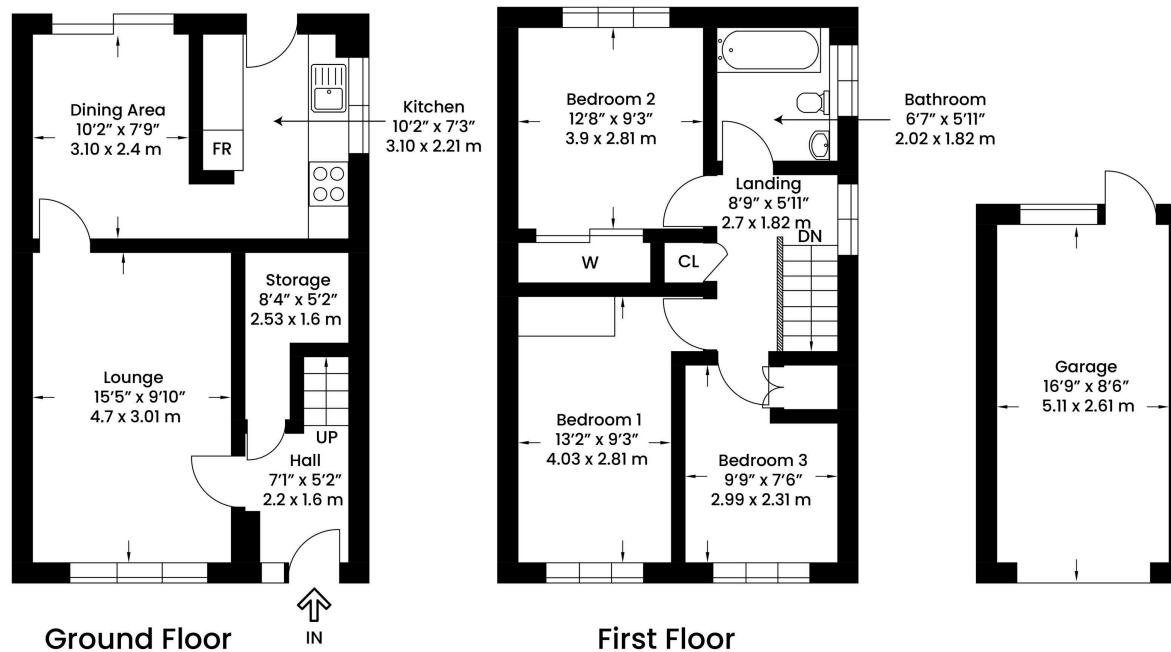
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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