



## 445 Blair Avenue, Glenrothes

Offers over £135,000

3 BEDROOM • FRONT AND REAR GARDEN GROUNDS • NEW CENTRAL HEATING • FULLY RE-WIRED • ALL NEW FLOOR COVERINGS • 2 CAR DRIVEWAY TO THE FRONT • NEW BATHROOM



3 bed mid-terrace in Pitteuchar, Glenrothes. Gardens, needs full renovation. Ideal for family, first-time buyer, or investor. Arrange viewing now!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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## **SITUATION**

Glenrothes is regarded as one of the most successful Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods. Glenrothes boasts its very own 18-hole Golf course and both Primary and Secondary schooling are available. For the commuter the A92 allows swift access to Edinburgh and there are railway stations at both Thornton and Markinch.

## **ENTRANCE HALLWAY**

The property is accessed through a UPVC door with patterned glass, giving access into entrance hallway. The entrance hallway is carpeted flooring and benefits from a storage cupboard under the stairs. Wall radiator. Access to kitchen/diner and lounge.

## **KITCHEN**

The kitchen has vinyl flooring fitted with a mixture of wall mounted and floor standing colour co-ordinated storage units, incorporating ample work top surfaces. Electric oven and hood, wall radiator, double glazed UPVC window overlooking front of property. Space for plumbing washing machine.

## **LOUNGE**

18' 8" x 10' 2" (5.70m x 3.10m)

The lounge is a spacious room with carpeted flooring. Double glazed UPVC Wooden French doors giving access to sun porch. 2 wall radiators, Double glazed UPVC window overlooking the rear of the property with sliding patio doors giving access to the rear garden.

## **REAR PORCH**

The rear porch is accessed from the lounge and has a doubled glazed UPVC door giving access to the rear garden. Carpeted flooring.

## **FIRST FLOOR LANDING**

A carpeted staircase rising to the first floor level. From here, you have access to three bedrooms and a family shower room.

## **FAMILY SHOWER ROOM**

6' 11" x 5' 11" (2.12m x 1.80m)

The family shower room is fitted with a 3 piece suite, comprising: low level WC, vanity wash hand basin with built in storage, Shower cubicle with overhead shower, fully tiled, heated towel rail, double glazed UPVC opaque window overlooking the front of the property.

## **BEDROOM 1**

8' 6" x 9' 10" (2.60m x 3.00m)

Bedroom 1 is carpeted with a double glazed UPVC window overlooking the front of the property. Wall radiator 2.6 3m

## **BEDROOM 2**

11' 6" x 8' 6" (3.50m x 2.60m)

Bedroom 2 is carpeted with a double glazed UPVC window overlooking the rear of the property. Wall radiator.

## **BEDROOM 3**

9' 10" x 10' 6" (3.00m x 3.20m)

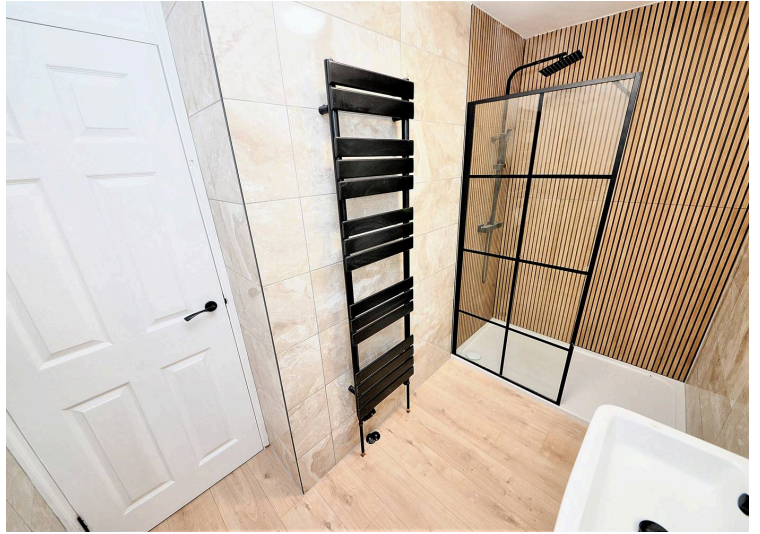
Bedroom 3 is carpeted with a double glazed UPVC window overlooking the rear of the property. Wall radiator.

## **GARDEN GROUNDS**

The property boasts garden grounds to the front and rear. The front garden consists of paved and chipped areas with mature planting. Garden grounds to the rear consist of paved and chipped areas. 2 car driveway to front of the property.

## **INFORMATION**

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.





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