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PROPERTY

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354 Colliston Avenue

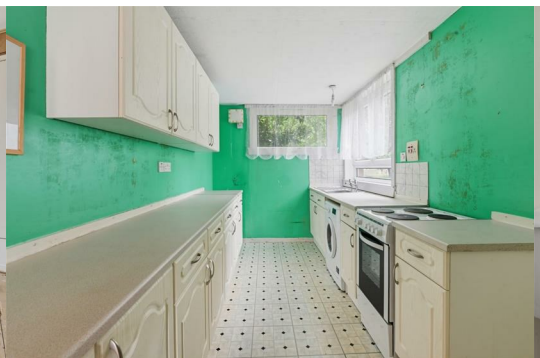
, Glenrothes, KY7 4PS

Offers Over £80,000

3 1 1

Situated within a popular Pitteuchar precinct, this spacious three-bedroom terraced villa offers excellent potential for a purchaser seeking a renovation project. The property benefits from gas central heating and double glazing throughout and provides generous family accommodation over two levels. The accommodation comprises an entrance hallway, a bright lounge/dining room, kitchen and rear entrance porch. Upstairs, there are three well-proportioned bedrooms and a shower room. Externally, there are gardens to the front and rear, with the rear garden requiring cultivation and improvement. Although the property requires a programme of modernisation and upgrading throughout, it presents an excellent opportunity to create a comfortable family home in a well-established and sought-after location. Please note that this property is sold as seen.

The property is set in the popular Pitteuchar 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
Entrance to the property is via doors to both the front and rear of the property.

Entrance Hallway
The entrance hallway providing access to the lounge/dining room and kitchen. Staircase leading to the upper landing and benefits from useful storage facilities, including a cupboard housing the utility meters and a generous under stair storage cupboard, offering practical space for everyday household needs.

Lounge/Dining Room 21'10" x 12'6" (6.66 x 3.82)
A generously proportioned reception room extending the full depth of the property with windows to both the front and rear, allowing an abundance of natural light. Offering ample space for both lounge and dining furniture, this well-sized apartment provides an excellent family living area with scope for modernisation.

Rear Entrance Porch
Located to the rear of the property, providing convenient access to the rear garden and additional storage space.

Kitchen 7'4" x 13'2" (2.25 x 4.03)
The kitchen is fitted with a selection of base and wall mounted storage units and benefits from a window overlooking the front garden. Requiring upgrading, the room offers excellent potential for refurbishment to suit individual requirements.

Upper Landing
The upper landing provides access to bedrooms and the shower room.

Bedroom 9'1" x 12'6" (2.79 x 3.83)
A spacious double bedroom positioned to the front of the property with ample space for freestanding bedroom furniture. The room offers excellent potential for cosmetic improvement.

Bedroom 10'1" x 12'6" (3.08 x 3.83)
A well-proportioned double bedroom overlooking the rear garden. Bright and spacious, with ample room for bedroom furnishings and storage.

Bedroom 10'1" x 9'9" (3.08 x 2.98)
A good-sized single bedroom which could be utilised as a child's bedroom, guest room or home office. Window formation overlooking the front of the property.

Shower Room
Fitted with a corner shower enclosure, wash hand basin and WC. The shower room is presented in reasonable condition and provides a practical family facility.

Gas Central Heating
There is Potterton combination gas fired boiler located within the landing cupboard. This supplies steel panelled radiators and also provides domestic hot water. There is a pre-insulated combined water tank within a rear bedroom cupboard.

Double Glazing
Windows are of uPVC double glazed casement type. Entrance doors are of uPVC part glazed type.

Gardens
The property enjoys a small area of garden ground to the front. The enclosed rear garden is bounded by timber fencing and offers good outdoor space, although it requires attention and landscaping to realise its full potential.

Sold As Seen
The property, including all fixtures, fittings, appliances, systems and equipment, is being sold on a sold as seen basis. No warranties or guarantees are provided by the seller regarding their condition, working order or fitness for purpose. Purchasers should satisfy themselves as to the condition of all items prior to purchase.

Viewing
Viewing by appointment only. Please arrange your individual time slot by calling us on 01592 757114 or email us at property@innesjohnston.co.uk

Do you have a property to sell?
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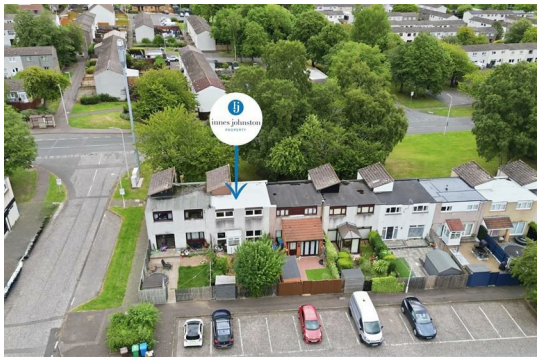
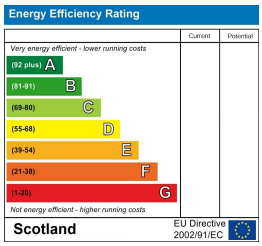
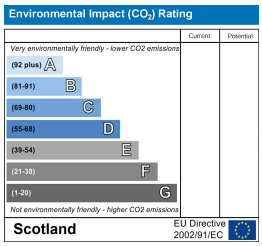
Area Map



Energy Efficiency Graph





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