



Malcolm Jack
& Matheson

42 Balgeddie Gardens, Glenrothes
KY6 3QR



**OFFERS OVER
£235,000**

**EXCEPTIONAL 2-BED
DETACHED BUNGALOW IN
SOUGHT-AFTER BALGEDDIE
WITH SOUTH-FACING GARDEN**

**VESTIBULE
LOUNGE
KITCHEN/DINER
CONSERVATORY
TWO DOUBLE BEDROOMS
SHOWER ROOM
GCH & DG
FRONT AND REAR GARDENS
DRIVEWAY
EPC C**



SITUATION

Glenrothes is widely regarded as one of Scotland's most successful towns, offering a wealth of local amenities. These include the Kingdom Shopping Centre, as well as excellent sport and leisure facilities at Michael Woods Leisure Centre and a multi-screen cinema. The town also boasts its own 18-hole golf course, with both primary and secondary schooling readily available. For commuters, the A92 provides swift access to Edinburgh, while railway stations at Thornton and Markinch offer convenient public transport links.

PROPERTY

42 Balgeddie Gardens is an exceptional two-bedroom detached bungalow, ideally situated within the highly sought-after Balgeddie area of Glenrothes. Set within a peaceful cul-de-sac, this impressive home offers generous and versatile living space throughout.

Internally, the property has been well maintained and features a bright and airy lounge, an open-plan kitchen and dining area, a conservatory, two generously proportioned double bedrooms, and a modern shower room. Additional benefits include excellent storage, gas central heating, and double glazing throughout.

Externally, the property enjoys a low-maintenance, south-facing rear garden, along with a well-kept front garden and a driveway providing off-street parking.

ACCOMMODATION

VESTIBULE

Built in cloak cupboard. Additional coat hanging space. Radiator. Laminate flooring. Door through to lounge.

LOUNGE 4.60M X 4.20M (15'1" X 13'9")

A split-level lounge with window to the front. Radiator. Carpet.



KITCHEN/DINING ROOM 5.50M X 3.60M (18'1" X 11'10")

Modern fully fitted kitchen integrated sink and drainer, 5 ring gas hob, oven, cooker hood, wine fridge, fridge/freezer, dishwasher and washing machine. Window overlooking the rear garden. Radiator. Laminate wood effect flooring. Door leading out to the garden. Dining area with access to a conservatory. There is a built-in cupboard housing the boiler.

CONSERVATORY 3.00M X 2.60M (9'10" X 8'6")

Bright room with a door leading to the garden. Vinyl wood effect flooring.

BEDROOM 3.20M X 2.90M (10'6" X 9'6")

Double bedroom with built in double wardrobe with mirrored sliding doors. Window to the rear. Radiator.

BEDROOM 3.20M X 2.90M (10'6" X 9'6")

Double bedroom with built in double wardrobe with mirrored sliding doors. Window to the front. Radiator. Laminate flooring.

SHOWER ROOM

Modern white three-piece suite comprising walk in

shower with mixer shower, wash hand basin and WC. Chrome heated towel rail. Opaque window to the side. Vinyl flooring.

GARDENS AND GROUNDS

The property benefits from private gardens to both the front and rear. The front garden is laid to lawn and provides access to the driveway. The enclosed rear garden enjoys a desirable south-facing aspect and is arranged over two levels. The upper-level features decking and a patio area, ideal for outdoor seating and entertaining, while the lower level is well suited for planting. Additional features include a garden shed for storage and an outside tap.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances.

VIEWING

By appointment. Contact Malcolm Jack & Matheson

ENTRY

Entry by mutual arrangement.

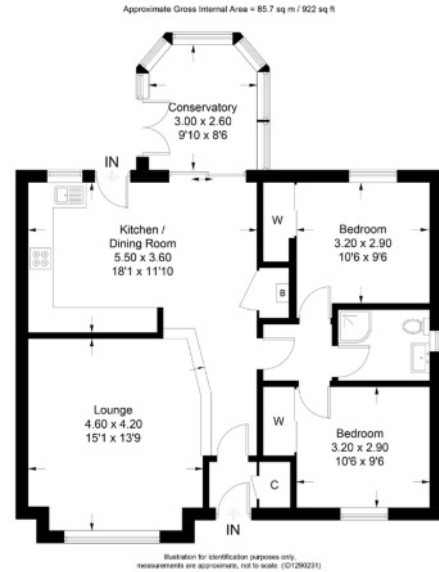
OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or email property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are provided.

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



VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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