



innes johnston
PROPERTY

30 Burns Road, Glenrothes – KY6 1EB

Offers Over **£145,000**



30 Burns Road

Glenrothes

- Stunning Semi Detached Villa In Popular South Parks
- Home Report Value Of £150,000
- Lounge/Diner, Modern Fitted Kitchen & Utility Room
- Two Bedrooms & Shower Room
- Gas Central Heating & Double Glazing
- Lovely Gardens, Driveway & Garden Room

The property is set in the highly sought after South Parks 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.

Council Tax band: B

Tenure: Freehold

EER Band: D





Entry

Entry to this beautiful property is via the main front entrance porch through an attractive composite door with side window panels into the reception hallway. Stairs to upper landing and door to lounge. Access also via the rear into the utility room or via the French doors.

Lounge/Dining Room

A delightfully bright and airy dual-aspect reception space featuring a large window formation to the front and double French doors opening directly onto the rear garden. This impressive room provides plenty of space for both living and dining furniture, making it ideal for relaxing or entertaining. Includes a convenient under-stair storage cupboard and offers seamless flow through to the kitchen.

Kitchen

A modern and stylish fitted kitchen featuring sleek, high-gloss base and wall-mounted units with complementary worktops. Integrated appliances include hob, oven, extractor hood, and sink with drainer. Window to side with door and further window into the utility room.

Utility Room

Very practical and well-designed space featuring additional storage cupboards along with dedicated space and plumbing for a washing machine, dishwasher which may be negotiated within the sale, and space for a free-standing fridge-freezer. An exterior door provides direct access to the enclosed rear garden with two window formations.

Upper Landing

Stairs lead from the main level to the bright upper landing, providing access to both bedrooms and the shower room. Windows to the lower and upper landings, creating ample natural light. Loft hatch.



Bedroom

A exceptionally spacious double bedroom positioned to the front of the property. Boasting impressive quadruple mirror-fronted sliding wardrobes that offer an abundance of hanging, drawers and shelving space, alongside a separate built-in cupboard housing the Potterton boiler.

Bedroom

A second double bedroom situated to the rear overlooking the garden. Excellent storage is provided by treble sliding wardrobes offering extensive hanging and shelving, supplemented by an additional built-in shelved cupboard.

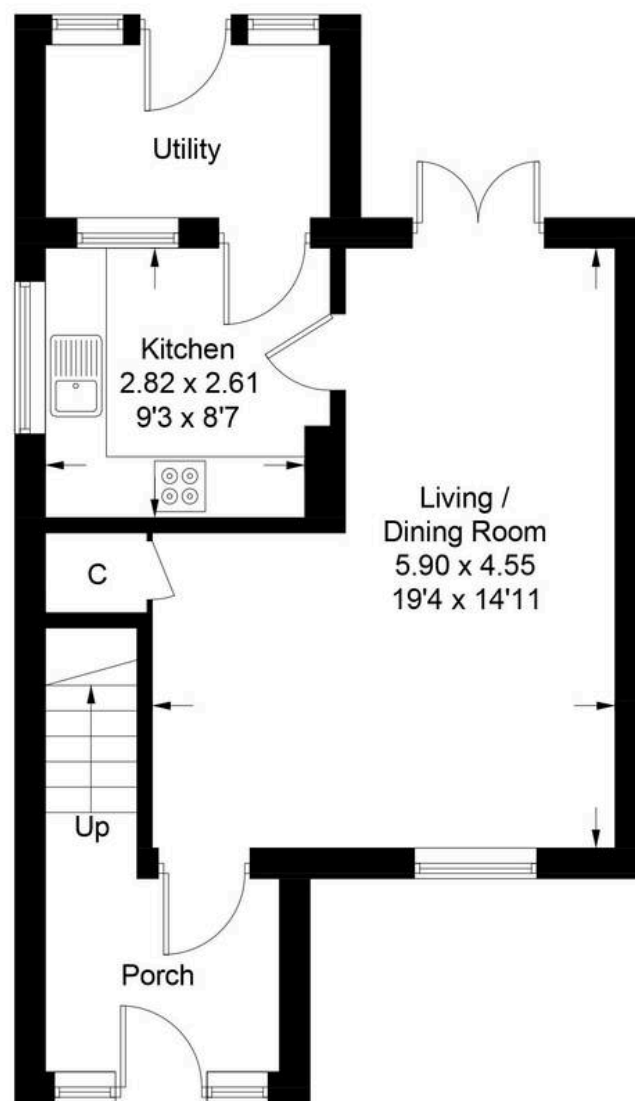
Shower Room

A truly stunning and contemporary shower room equipped with a crisp white suite comprising a double shower cubicle, wash hand basin with vanity unit below, and WC. Features include an illuminated touch-sensor mirror, ceiling spotlights, a rear-facing window, and a stylish lit feature shelf recessed within the shower cubicle.

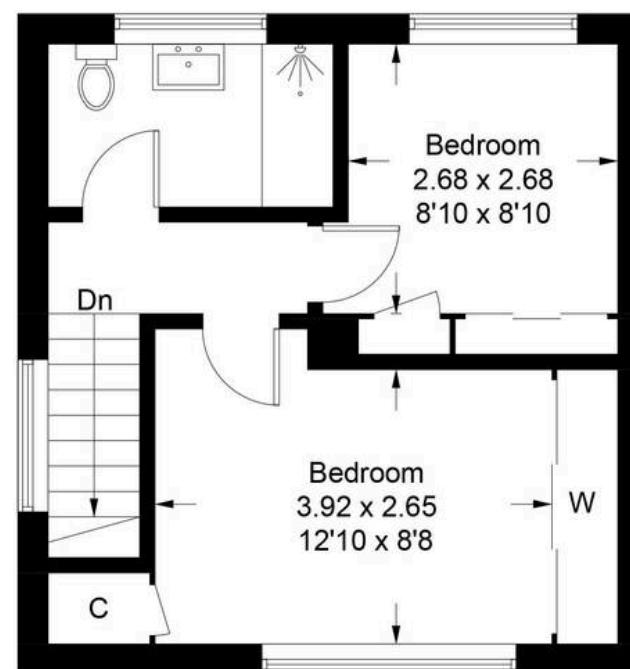
Garden Room

Another standout feature of the home, the main garage area has been cleverly converted into a fully functional family room/additional reception space, complete with power, lighting, and a window for natural light. The front portion of the garage retains its original roller door, providing an ideal, secure storage area with fitted shelving.





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
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