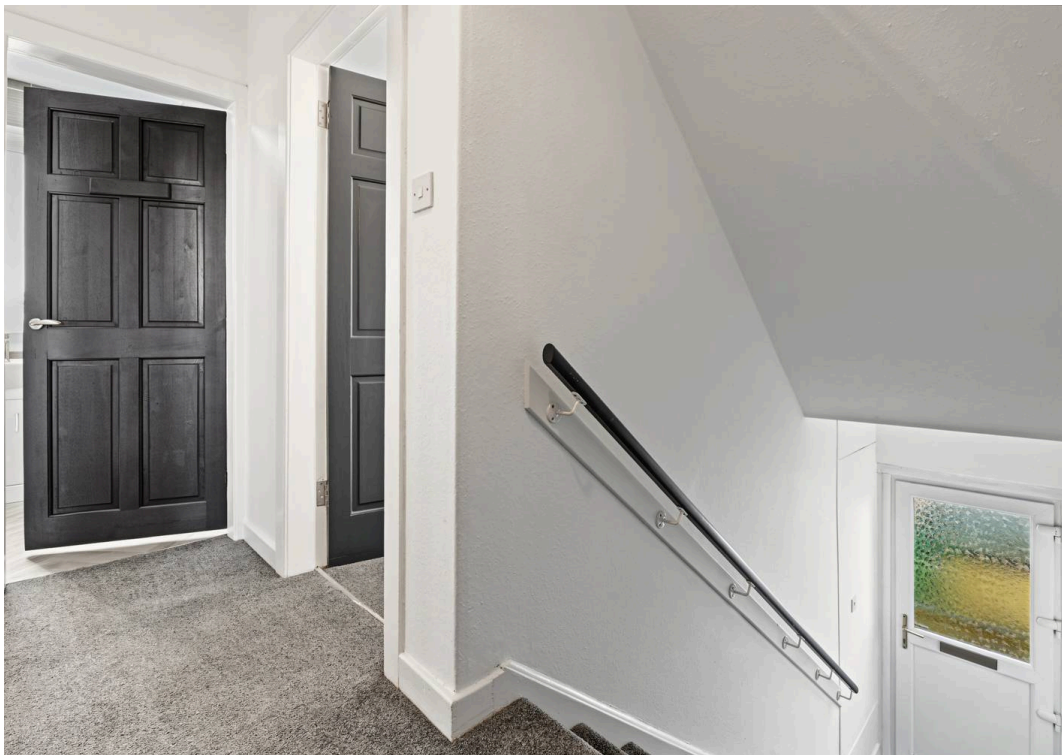




innes johnston
PROPERTY

31 Woodside Way, Glenrothes – KY7 5DF

Offers Over £95,000





31 Woodside Way

Glenrothes

- Stunning Upper Flat in Woodside
- Home Report Value of £100,000
- Bright Lounge & Modern Kitchen
- Two Double Bedrooms & Shower Room
- Gas Central Heating, Double Glazing & Private Gardens

The property is set in the highly sought after Woodside 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: A

EER Band: D

Tenure: Freehold





Entry/Reception

Entry to this beautiful property is through an attractive UPVC entrance door with double-glazed inset panel into a ground-floor entrance area, with stairs leading to the upper landing.

Upper Landing

The upper landing provides access to all apartments together with a useful walk-in storage cupboard.

Lounge

The spacious lounge enjoys a front-facing position with a triple-window formation creating a bright and welcoming living space, enhanced by some contemporary acoustic wall panelling and attractive lighting. Cleverly incorporated base units conceal the meters while also providing additional storage. Such a lovely, relaxing space!

Kitchen

A superb newly fitted kitchen overlooking the rear of the property and finished with a modern range of wall and base units complemented by an attractive sink and modern mixer tap with swivel spout and directional spray. Appliances include a gas hob, oven and extractor. Dedicated housing is provided for a fridge freezer. An attractive glazed display cabinet with glass shelving adds a stylish finishing touch, while the kitchen offers excellent workspace and storage.



Bedroom

A stylish and spacious double bedroom positioned to the front of the property. Beautifully presented in a modern finish and benefiting from a generous walk-in cupboard providing excellent clothes and general storage.

Bedroom

Another excellent-sized double bedroom, this time overlooking the rear garden. The room incorporates a large wall cupboard offering a fabulous amount of additional storage space.

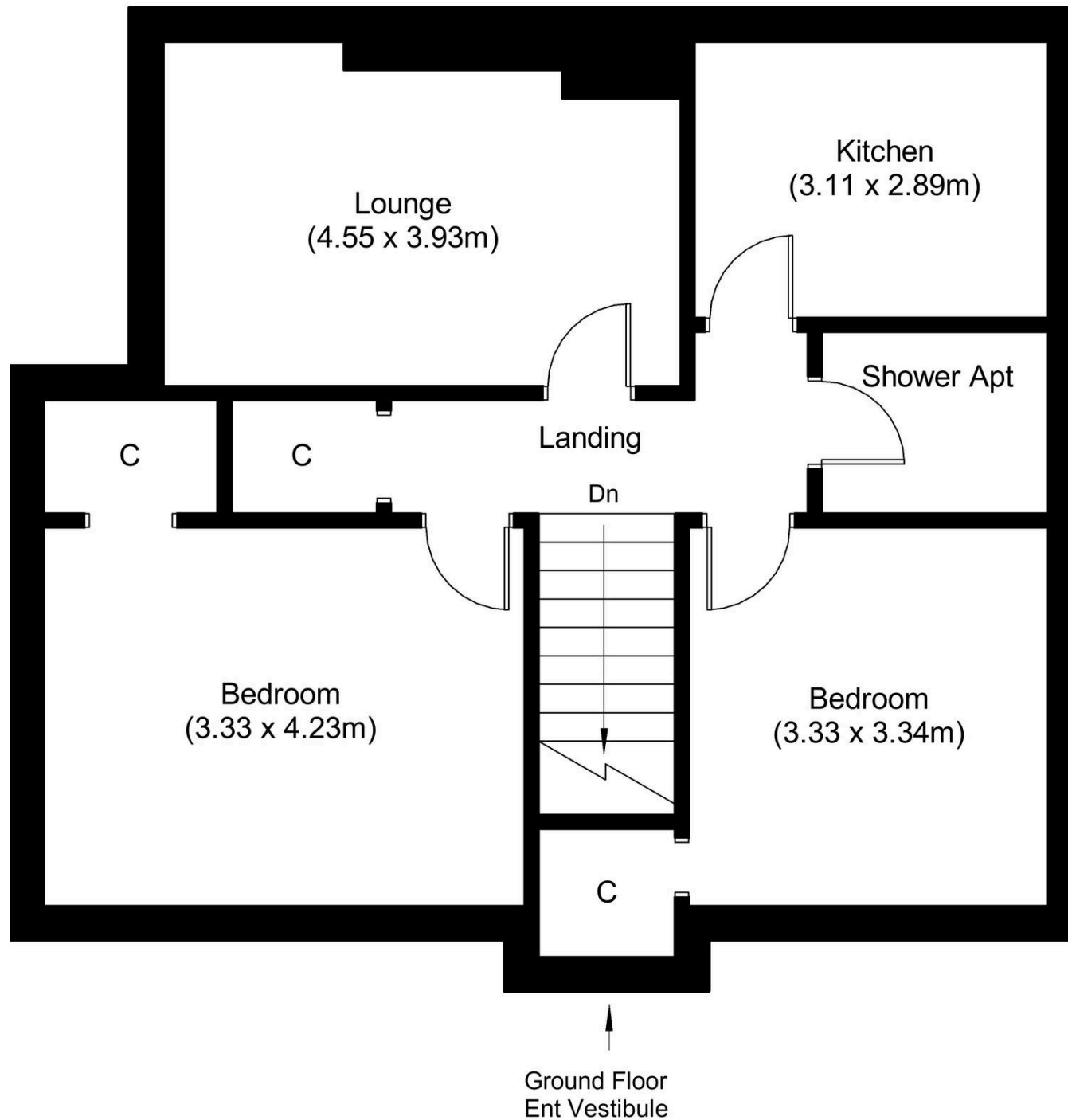
Shower Room

A beautifully upgraded, contemporary shower room fitted with a shower enclosure, WC and wash-hand basin set within a vanity unit providing useful storage below. Tiling gives the room a smart modern finish, complemented by a ladder-style radiator and rear-facing window.

Heating: The property has a gas fired central heating system, the boiler for which is contained within a kitchen cupboard and will also serve the property's hot water supply.

Glazing: Double glazing to all windows and external door panes.

First Floor





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