

innes johnston
PROPERTY

14 Orebank Terrace, Thornton - KY1 4EQ

Offers Over **£130,000**







14 Orebank Terrace

Thornton, Kirkcaldy

- Super End Terraced Villa in Thornton
- Home Report value of £135,000
- Lounge, Dining Room, Conservatory & Kitchen
- Two Bedrooms, Box Room & Shower Room
- Gas Central Heating, Double Glazing, Drive, Garage & Gardens

Thornton is a vibrant and popular village known for its strong community spirit and excellent local amenities. Enjoy easy access to local shops, transport links, and a range of recreational facilities, all while being surrounded by the idyllic Fife countryside. One of Thornton's key strengths is its superb accessibility. The village has its own railway station, "Glenrothes with Thornton," which provides a convenient link for commuters. In addition, the A92 trunk road is easily accessible, offering swift and easy travel to Edinburgh, Dundee, and Perth. Regular bus services also connect the village to surrounding areas, ensuring you're never far from what you need.

Council Tax band: B

EER Band: C

Tenure: Freehold



Entrance/Reception
Entry is through an attractive UPVC entrance door with glazed side panel into the hallway. The hall provides access to the ground-floor accommodation and benefits from good storage, including sliding cupboard doors into a space housing the boiler, a further shelved cupboard and useful under-stair storage which also houses the meters.

Lounge
A comfortable and well-proportioned main living room situated to the front of the property. A front-facing window provides plenty of natural light, while an electric fire with surround creates a focal point within the room. Doors into the dining room and hallway.

Kitchen
The fitted kitchen provides a range of storage and worktop space together with a sink positioned beneath the window overlooking the conservatory. There is space for freestanding appliances including a cooker, fridge freezer and washing machine, as well as space for a small table and chairs. A door provides access into the conservatory.

Dining Room
Accessed from the kitchen, this versatile room is currently utilised as a bedroom but could equally serve as a separate dining room, family room or additional sitting room. A window overlooks the rear garden.



Conservatory
The conservatory provides valuable additional living space overlooking the rear garden. A versatile addition to the home, it could be utilised as a sitting area, dining space or simply somewhere to relax and enjoy the garden outlook.

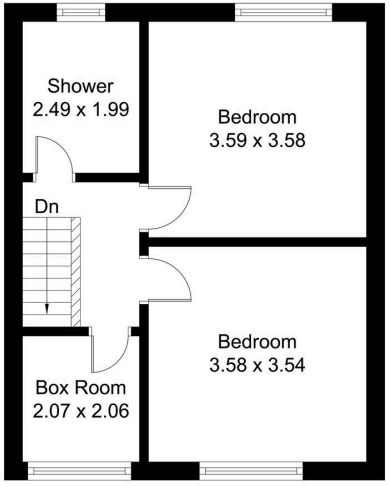
Upper Landing
The upper hallway provides access to the bedroom accommodation and shower room, with a loft hatch providing access to the loft space.

Bedroom
A good-sized double bedroom positioned to the rear of the property, benefiting from some fitted furniture and enjoying an outlook over the rear garden.

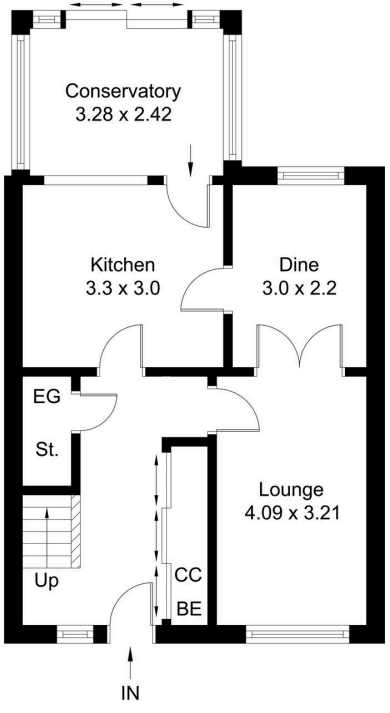
Bedroom
A further good-sized double bedroom situated to the front of the property, enjoying a pleasant open outlook. The room currently accommodates freestanding furniture while retaining comfortable bedroom proportions.

Box Room
A smaller front-facing room offering flexibility of use, perhaps as a nursery or home office. The room incorporates the boxed stairwell section with useful shelving, making it particularly well suited to use as a study.

Shower Room
The shower room is fitted with a good-sized shower enclosure with wet-wall panelling, together with vanity-style units incorporating the sanitary ware. Tiling completes the remainder of the room.



First Floor



Ground Floor



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14 North Street, Glenrothes, KY7 5NA
01592 757 114 • property@innesjohnston.co.uk

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