



# 100 Woodside Way

, Glenrothes, KY7 5DW

Offers Over £105,000



This delightful one-bedroom mid-terraced cottage enjoys a sought-after position within the popular village precinct of Woodside. Offering a wonderful blend of style, comfort and practicality, the accommodation comprises a welcoming entrance vestibule, shower room, bright front-facing lounge, modern fitted kitchen, spacious double bedroom and a conservatory overlooking the rear garden. The property further benefits from gas central heating, double glazing and beautifully maintained garden grounds to both the front and rear, making it an ideal purchase for first-time buyers, downsizers or those seeking easy-to-manage accommodation in a peaceful setting.

Woodside is a popular and established residential precinct on the northern edge of Glenrothes, offering a peaceful setting whilst remaining close to a wide range of amenities. Excellent local shopping, leisure facilities and healthcare services are available within Glenrothes, while regular bus services provide convenient links throughout Fife. Markinch Railway Station is located nearby, offering direct rail connections to Edinburgh, Dundee, Perth and Aberdeen, making the area ideal for commuters. The A92 is also easily accessible, providing excellent road links to surrounding towns and cities. Beautiful woodland walks, parks and cycle paths are all within easy reach, further enhancing the area's appeal.



Entry

Entered via attractive UPVC door, the welcoming entrance vestibule provides access to the lounge and shower room. Loft hatch.

Lounge

The lounge is such a lovely reception room, enjoying a bright front-facing aspect and offering a warm and inviting space for both relaxation and entertaining with access to both the kitchen and bedroom, creating an easy-flowing layout, ideal for everyday living.

Shower Room

Well presented and tiled to dado height, the shower room is fitted with a suite comprising toilet, wash hand basin with vanity storage below and a shower enclosure. Window to the front of the property.

Kitchen

The contemporary kitchen is fitted with a good range of modern wall and floor-mounted units, complemented by coordinated work surfaces and splashback areas. Integrated appliances include a hob, oven and extractor hood, while a fridge/freezer and washing machine may also be available by separate negotiation. Stylish, immaculate and well-equipped, the kitchen provides direct access to the conservatory.

Bedroom

Positioned to the rear of the property, the generously proportioned double bedroom enjoys peaceful views over the beautifully maintained garden grounds. An extensive range of fitted furniture, including wardrobes, drawers, shelving and storage solutions, maximises space while retaining a bright and airy feel. A comfortable and relaxing retreat.

Conservatory

A great addition to the property, the conservatory offers an additional sitting or dining area with pleasant views over the rear garden. Benefiting from a built-in cupboard, this compact and versatile room enjoys direct access to the garden and provides an ideal space to relax throughout the year.

Gardens

To the front, the property enjoys a generous chipped garden area complemented by established shrubs and enclosed by a low wall with gated access. The attractive setting creates a welcoming first impression and enhances the property's kerb appeal. The rear garden is beautifully maintained and thoughtfully laid out, it incorporates a generous chipped area, drying facilities, an outside water tap and a garden shed. Enclosed by a combination of walling and fencing, the garden provides an excellent space for outdoor enjoyment. A shared access pathway leads to the bin storage area.

Gas Central Heating

The property benefits from gas central heating with the Worcester Greenstar 30 Si Combi central heating boiler located within the roof space.

Double Glazing

Double glazing to windows and door panes.

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](mailto:property@innesjohnston.co.uk)

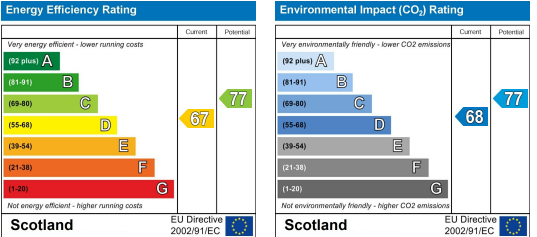
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Area Map



Energy Efficiency Graph



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