

innes johnston
PROPERTY

10 Durness Court, Glenrothes - KY6 2BJ

Offers Over **£65,000**















10 Durness Court

Glenrothes

- Terraced Villa In Caskieberran
- Inviting Cash Buyers Due to Non-Standard Construction!
- Home Report Value Of £70,000
- Lounge/Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Gas Central Heating & Double Glazing

The property is set in the popular Rimbleton 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: C

Tenure: Freehold



Entry
Front access to the property is via a welcoming entrance porch, providing useful space, leading into an impressive lounge/dining room. Rear entry is via back door into the kitchen.

Lounge/Dining Room
17' 8" x 25' 8" (5.39m x 7.83m)
This is a particularly generous living and dining space with windows positioned to both the front and rear, allowing an abundance of natural light to flow throughout. The lounge also benefits from an under-stair storage cupboard and staircase leading to the upper level.

Kitchen
8' 4" x 12' 0" (2.53m x 3.66m)
The kitchen is accessed directly from the rear door or from the lounge and overlooks the rear garden. Fitted with a range of wall and floor-mounted units, the room offers good storage and workspace. While some upgrading may be desirable, the kitchen provides a practical layout with ample potential to create a modern family hub. A further shelved storage cupboard is located within the kitchen.

Upper Landing
The upper landing provides access to the bedrooms and bathroom, incorporates a loft access hatch and a cupboard housing the Worcester gas boiler.



Bedroom
11' 8" x 13' 9" (3.55m x 4.18m)
The principal bedroom enjoys a rear-facing aspect and features built-in double wardrobes providing good hanging and storage space.

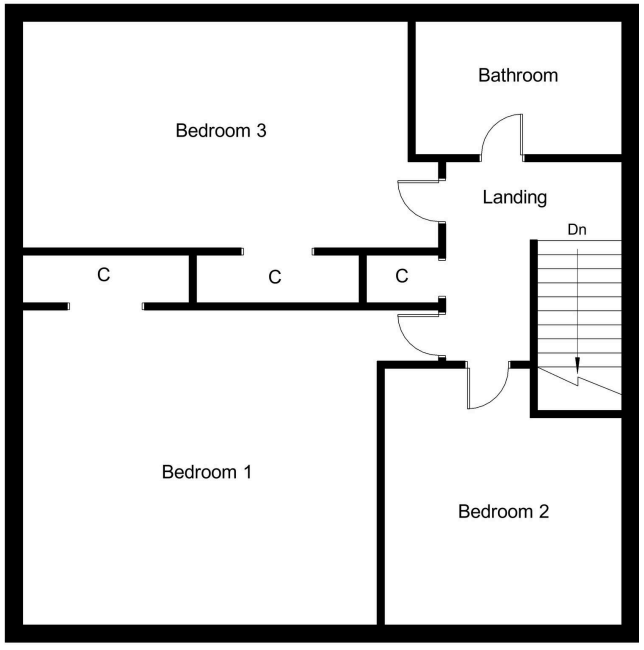
Bedroom
11' 0" x 8' 2" (3.36m x 2.50m)
The second bedroom is located to the front and also benefits from built-in double wardrobes.

Bedroom
11' 7" x 10' 0" (3.54m x 3.04m)
The third bedroom, also front-facing, may be ideal as a child's bedroom, home office or nursery

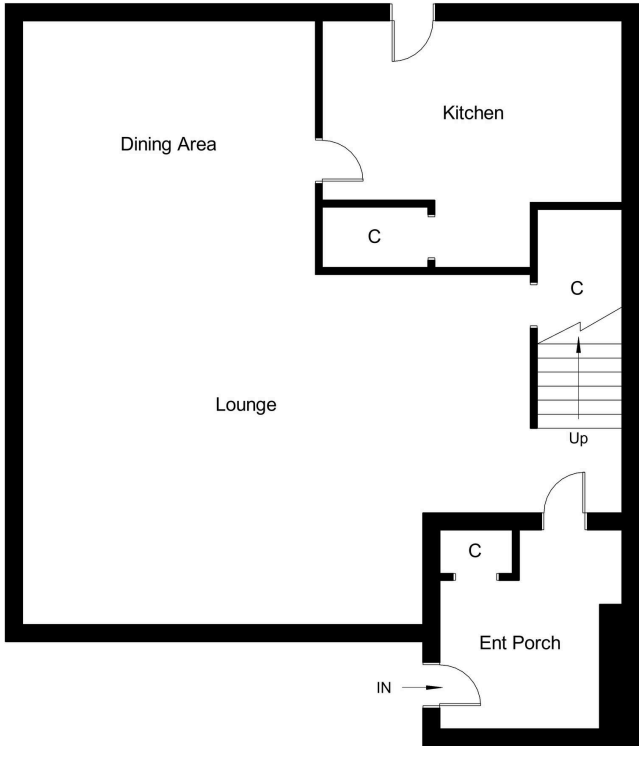
Bathroom
The family bathroom is fitted with a white three-piece suite comprising WC, wash hand basin and bath with Triton electric shower over. The bathroom is partially tiled around the bath area and benefits from a rear-facing window providing natural light and ventilation.

Garden -The front garden is attractively laid out with lawn, planted and chipped sections. Lovely rear gardens, fully enclosed by fencing and accessed via a rear gate. Designed with ease of maintenance in mind, it features decked ramped access to the rear door, chipped and paved sections, planted borders with mature shrubs, a dedicated bin storage area and a useful brick-built outbuilding providing additional external storage.

First Floor



Ground Floor





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