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## 4 Dura Crescent

, Glenrothes, KY7 5DA

Offers Over £115,000



Set within the highly sought-after Woodside area of Glenrothes, this two-bedroom semi-detached villa offers a fantastic opportunity for buyers looking to place their own stamp on a property. Requiring a degree of modernisation, the home provides generous accommodation including a bright lounge/dining room, kitchen, two bedrooms and bathroom, along with gas central heating, double glazing, private gardens and a generous garage. Ideally suited to first-time buyers, downsizers or investors, this is a superb chance to secure a well-located home with excellent potential.

Situated in this popular precinct, you'll benefit from excellent local amenities, including shops, supermarkets, leisure facilities, highly regarded primary and secondary schools. Commuting is made easy with convenient access to major road networks and public transport links. 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.

Viewing by appointment only!



## Entrance

Entry to the property is via the attractive front door into the entrance hallway or from round the back. The entrance hallway provides access to the lounge/dining room and kitchen. Stairs to upper landing.

## Lounge/Dining Room 12'1" x 21'7" (3.7 x 6.6)

A bright and spacious dual-purpose room offering ample space for both living and dining furniture. Windows to front and rear, allowing natural light to flood the space, creating a welcoming atmosphere. This versatile room provides an excellent foundation for modernisation and personal styling.

## Kitchen 8'11" x 9'0" (2.73 x 2.75)

Positioned to the rear of the property, the kitchen offers a practical layout with access to the garden. While requiring updating, it provides good storage and workspace potential, making it ideal for a contemporary redesign.

## Upper Hallway/Attic

Provides access to both bedrooms and bathroom. Loft hatch with Ramsay ladder into attic which has been floored and lined.

## Bedroom 14'9" x 10'7" (4.5 x 3.23)

A generous double bedroom with a pleasant outlook to the front of the property, offering ample space for freestanding furniture, as well as benefitting from wardrobe via louvre doors and a further storage cupboard which also houses the boiler.

## Bedroom 11'7" x 10'8" (3.54 x 3.27)

A well-proportioned second bedroom suitable to the rear, ideal for a guest room, home office or child's bedroom. Bright and flexible, again benefitting from wardrobes via louvre doors.

## Bathroom

Fitted with a traditional suite, the bathroom offers the opportunity for a modern upgrade. A good-sized space that can be transformed into a fresh, contemporary shower room or family bathroom.

## Gas Central Heating

Gas central heating to the property with the boiler located within the main bedroom cupboard.

## Double Glazing

Double glazing to windows and door panes.

## Driveway & Garage

Monobloc driveway leading to the generous garage with up and over door. Side access door also.

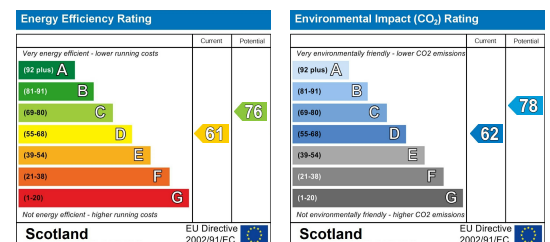
## Gardens

The property benefits from gardens to the front and rear. The front garden is mostly laid to lawn with monobloc driveway leading to the garage. The rear garden is a good size, enclosed by wall and fencing with chips and paving for low maintenance.

## Area Map



## Energy Efficiency Graph



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