



48 Ivanhoe Drive

, Glenrothes, KY6 2ND

Offers Over £100,000



Perfect for those stepping onto the property ladder, this super 2-bed end-terraced villa delivers comfortable living in the well-established, popular Caskieberran precinct. The bright lounge/dining room, practical kitchen and modern wet room offer easy everyday living, while two good-sized bedrooms provide great flexibility. With gas central heating, double glazing and lovely gardens front and back, it's a home with instant appeal and long-term potential, which could suit a variety of buyers!

The property is set in the popular Caskieberran 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.



Entry

Entry to the property is via attractive UPVC door with side window panel. Also via the rear garden gate, through the UPVC and glazed back door.

Entrance Hall

Welcoming front hallway with stairs to the upper landing. Door into the lounge/dining.

Lounge/Dining Room 21'4" x 11'6" (6.51 x 3.53)

A bright dual-purpose space offering plenty of room for both relaxation and dining. Large picture window to front allow natural light to flow through, creating an inviting atmosphere ideal for everyday living and entertaining. Door to kitchen.

Kitchen 9'11" x 7'10" (3.04 x 2.39)

A practical fitted kitchen with ample storage and workspace. Features integrated hob, extractor, sink and drainer. Walk in cupboard, offering storage and drawer space, plus another cupboard housing the boiler. Positioned to the rear of the property with window and door, it offers easy access to the garden.

Upper Landing

Offering access to both bedrooms and wet room. Loft hatch.

Bedroom 14'7" x 9'5" (4.45 x 2.88)

Well-proportioned double bedroom to the front of the property with a walk in cupboard and triple mirror wardrobe doors, offering an abundance of storage and hanging options.

Bedroom 11'5" x 9'7" (3.49 x 2.94)

A comfortable and peaceful double bedroom overlooking the back garden. Storage cupboard with shelving.

Wet Room

Rear facing wet room offering convenience and accessibility, fitted with shower area, wash hand basin and WC. Clean, functional and easy to maintain.

Gas Central Heating

The property benefits from gas central heating via a Potterton Pro-Max combination gas fired boiler. This supplies steel panelled radiators and also provides domestic hot water.

Double Glazing

UPVC double glazing to windows and door panes.

Gardens

The property enjoys attractive gardens to both the front and rear. The front is chipped for low maintenance. The rear garden offers a private outdoor space with wall and fencing, perfect for relaxing, gardening or creating a safe play area. Benefits from a decked patio section and chipped area. Such a lovely rear garden space to enjoy the good weather!

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

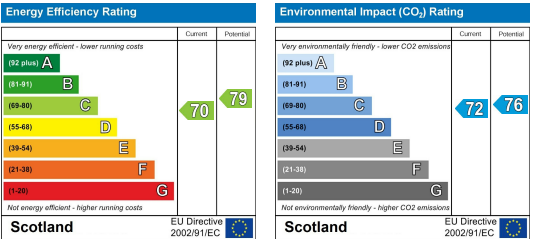
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If you're thinking of selling and would like expert advice or a market appraisal, call us on 01592 757114 to book your free, no-obligation appointment.

Area Map



Energy Efficiency Graph



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