



99 Forres Drive

, Glenrothes, KY6 2JX

Offers Over £75,000



Ideal for first-time buyers, families, or investors, this spacious three-bedroom terraced villa offers great accommodation throughout and provides the opportunity for modernisation and to put your own stamp on it! Benefiting from gas central heating, double glazing, the property comprises a lounge, dining room, kitchen, three bedrooms, shower room, and separate WC. Good sized gardens.

The property is set in the Tanshall precinct, just off Golf Course Road 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.



Front Entrance Porch

The property is entered through the front entrance porch, offering a practical reception area and convenient access to the dining room.

Dining Room

A bright and welcoming dining room positioned to the front of the property, offering ample space for family dining and entertaining. The room provides access to both the lounge and kitchen, while a staircase leads to the upper landing.

Lounge

A spacious lounge enjoying both front and rear-facing windows, creating a bright and airy living environment. Wall-mounted gas fire and access also to the rear hallway.

Kitchen

Fitted with a range of base and wall units, the kitchen offers good storage and workspace. While it would benefit from some modernisation, it provides a good opportunity for buyers to create a kitchen to their own taste and specification. Existing appliances include a hob, double oven and extractor hood, with additional space for freestanding appliances. A rear-facing window overlooks the garden, and a door provides access to the rear hall.

Rear Vestibule

A handy rear vestibule providing access to the rear garden, making it ideal for day-to-day use. The area also benefits from a useful storage cupboard housing the utility meters.

Upper Landing

Provides access to bedrooms. toilet and shower room. Shelved storage cupboard.

Bedroom

A bright and well-proportioned bedroom enjoying a front-facing aspect. The room benefits from a built-in double wardrobe, providing hanging and storage space.

Bedroom

A further spacious double bedroom positioned to the front of the property. The room benefits from built-in wardrobe storage accessed via double cupboard doors, providing hanging and storage space.

Bedroom

Another rear-facing bedroom, ideal as a guest room, nursery, or home office. The room benefits from a built-in storage cupboard incorporating a hanging rail and shelving, providing practical storage solutions.

Toilet

Cloakroom fitted with a WC and wash hand basin. The rear-facing window provides natural light and ventilation, making this a practical addition to the home.

Shower Room

A functional shower room fitted with a shower enclosure and wash hand basin, again with rear-facing window formation, providing natural light and ventilation.

Gas Central Heating

The property benefits from gas central heating system. The back boiler is attached to the lounge gas fire and will also serve the property's hot water supply. There is a separate hot water storage tank contained within the first floor landing cupboard.

Double Glazing

The property benefits from double glazing to windows.

Gardens

Neat front garden, laid to lawn. The rear garden is good outdoor space, enclosed by wall, fencing and hedge. Laid to lawn. Brick sheds offering external storage.

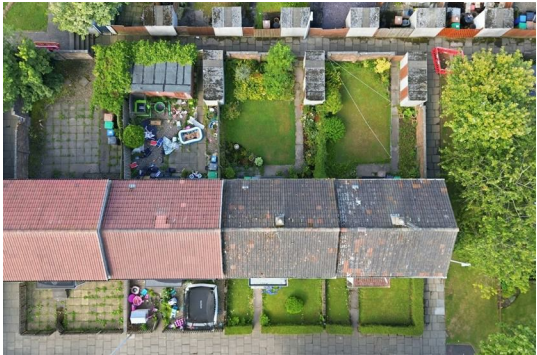
Viewing

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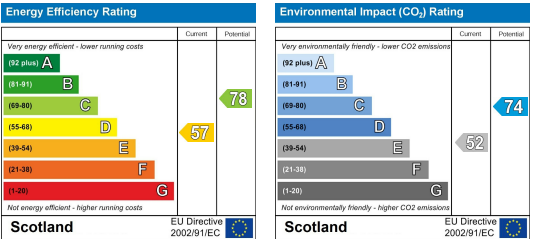
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Area Map



Energy Efficiency Graph



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