



## 5 Park Place

Thornton, Kirkcaldy, KY1 4AN

Offers Over £110,000



Welcome to this charming semi detached bungalow nestled in the heart of Thornton, a highly sought-after village location. Situated in a peaceful setting on Park Place, literally on the doorstep of the beautiful Thornton Memorial Park, this home offers the perfect blend of village life and accessibility. While the property is in need of some modernisation throughout, this presents an exciting opportunity for the new owner. Comprising hallway, lounge/dining room, kitchen, two double bedrooms and family bathroom. The property further benefits from gas central heating to the property, small paved sections to the front and a good sized, enclosed rear garden.

Discover the undeniable appeal of Thornton. This is where seamless connectivity meets vibrant village life. Benefit daily from the Glenrothes with Thornton railway station, offering effortless commuting, alongside excellent road access to major hubs. Families and professionals thrive here, enjoying a strong community spirit, direct access to the beautiful Fife countryside and the incredible convenience of having bustling towns like Kirkcaldy and Glenrothes just minutes away. Residents enjoy a range of local amenities, from shops and services to community groups and events. Thornton is a village which caters for everyday needs with convenience and accessibility right on your doorstep.

Viewing by appointment only!



## Entry

Entry to the property is via a hardwood door into the entrance hallway.

## Entrance Hallway

The entrance hallway provides access to all rooms. Benefits from double door cupboards fitted with coat hooks and offering storage space, overhead double cupboard space and a further storage cupboard to the opposite wall. Plenty of storage space!

## Lounge/Dining Room 20'2" x 10'11" (6.15 x 3.33)

Bright and airy space that forms the heart of the home. The lounge/dining room is flooded with natural light from both the front and rear window formations. This combined space is perfect for both relaxing and entertaining, offering excellent potential for contemporary, open-plan living and dining.

## Kitchen 9'10" x 8'11" (3.01 x 2.73)

The current kitchen is functional with base and wall units but offers an exciting prospect for renovation. The new owner has the freedom to design and install a modern, stylish kitchen layout, potentially integrating it further with the living spaces. Rear door into garden.

## Bedroom 10'8" x 10'0" (3.26 x 3.07)

Double bedrooms with window formation to the front of the property. Space for freestanding appliances.

## Bedroom 13'11" x 9'8" (4.25 x 2.97)

Another double bedroom, this time overlooking the peaceful rear garden. Space for freestanding furniture.

## Bathroom

Equipped with a functional suite, comprising of bath with shower above, toilet and wash hand basin. Again providing the opportunity for upgrading to the buyer's own personal choice.

## Gas Central Heating

Gas central heating to the property.

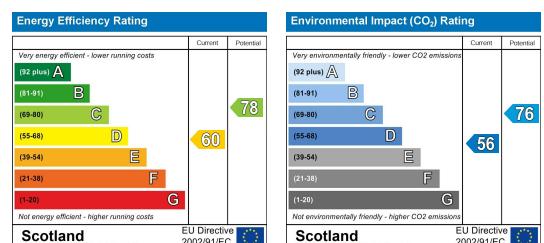
## Gardens

Small paved section to the front of the house, onto the pavement. The rear garden offers space for outdoor dining, gardening and relaxation. Featuring chipped and lawn sections with two good sized sheds included in the sale. Enclosed by wall and fencing, it is a blank canvas waiting to be landscaped into your perfect outdoor retreat.

## Area Map



## Energy Efficiency Graph



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