



DUNVEGAN COURT GLENROTHES | OFFERS OVER £142,000

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DUNVEGAN COURT

GLENROTHES

£142,000

Welcome to this charming terraced house located in the desirable area of Dunvegan Court, Glenrothes. This delightful property boasts a generous living space of 1,055 square feet, making it an ideal home for families or those seeking extra room to breathe.

The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. With three well-proportioned bedrooms, there is ample space for everyone to find their own sanctuary. The two modern bathrooms ensure convenience for busy mornings and provide a touch of luxury for relaxation.

One of the standout features of this property is the recently extended kitchen area, which was fitted with a new kitchen just 2.5 years ago. This contemporary space is not only functional but also stylish, making it a joy to cook and gather with family and friends.

Built in 1974, this home combines classic charm with modern updates, offering a comfortable living environment. The surrounding area of Glenrothes is known for its

Description

14 Dunvegan Court enjoys a peaceful position within Glenrothes, with leafy surroundings and easy access to the town's wide range of amenities. Local shops, supermarkets, medical and veterinary services, cafés and leisure facilities are all close by, making day-to-day living wonderfully convenient. The area is well served for education too, with primary and secondary schooling readily accessible within the town.

For those who appreciate the outdoors, the nearby Riverside Park, Balbirnie Park and the Lomond Hills offer excellent walking, cycling and nature-watching opportunities. Loch Leven and its renowned wildlife are a short drive away, while golfers will find a choice of courses locally, including Glenrothes Golf Club and Balbirnie Park Golf Course. Further afield, the world-famous courses at St Andrews lie around 20 miles east.

Transport links are another strong feature of the location. The A92 and M90 provide swift road access to Edinburgh, Perth and Dundee, while Markinch Railway Station offers regular services connecting to Edinburgh and beyond. Edinburgh Airport is within comfortable reach, offering flights throughout the UK and to international destinations.

Key features

- New roof and guttering still under guarantee
- Suitable for first time buyers or growing family
- Secluded rear garden
- Bright Spacious Lounge
- Recently installed new kitchen (Creative Homes Scotland) plus utility room

- 2 Double Bedrooms, 1 Single Bedroom (all on upper level)
- Conservatory at front door entrance enabling sunny seating
- Superb Refitted Wet Room/WC Upstairs
- Downstairs shower room installed 2016
- Ever-Warm Cavity Insulation (guaranteed through to 2037)
- Gas Heating & Double Glazing (DG relatively new)
- Dining room space between kitchen and lounge
- Gas Heating & Double Glazing (DG relatively new)

Garden Grounds

The front garden area is concrete and chipped stones. Easy to manage. The rear garden is enclosed and has space for plant pots; washing; seating etc with a dedicated space for two seats at the entrance to the rear door, capturing the morning sun.

Want to arrange a viewing?

Viewing by appointment. Call Lynda Wilson, Amazing Results on 07809330678 or by contacting lynda@amazingresults.com

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Scotland		EU Directive 2002/91/EC	Scotland		EU Directive 2002/91/EC

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