



innes johnston
SOLICITORS

Tel: 01592 757114
Email: property@innesjohnston.co.uk
www.innesjohnston.co.uk



130 Keith Drive

, Glenrothes, KY6 2HZ

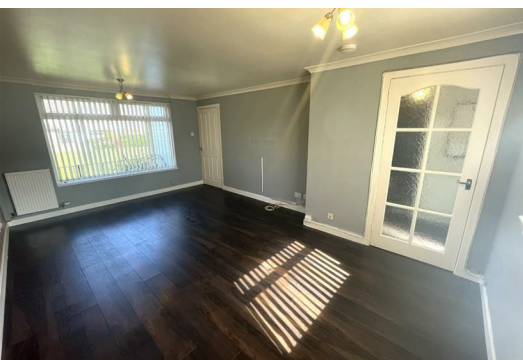
Offers Over £115,000



Set within the popular Tanshall area of Glenrothes, this one public/four bedroom or two public/three bedroom terraced villa offers generous living space and excellent potential for modernisation. With a lounge, separate dining room/fourth bedroom, fitted kitchen, bathroom, WC, gas central heating and double glazing, the property provides a solid foundation for buyers looking to add value and create a home tailored to their own style. Ideally suited to first-time buyers, families or investors, this is a fantastic opportunity to secure a spacious home in a convenient location.

The property is set in the Tanshall 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.

Viewing by appointment only!



Rear Entrance

Entrance to the property via front or rear doors. The rear door leads off the parking area into the garden. Attractive entrance door with glazed side panel into rear hallway. Access to the lounge and kitchen. Walk in storage cupboard.

Lounge 18'6" x 12'0" (5.64 x 3.67)

A bright and well-proportioned lounge offering ample space for comfortable everyday living. The room benefits from windows to the front and rear that bring in plenty of natural light.

Kitchen 8'11" x 8'9" (2.72 x 2.68)

The fitted kitchen offers a practical layout with good storage and worktop space. Integrated hob, oven, and extractor. Stainless steel sink and drainer. Space for appliances and window overlooking the rear garden.

Front Entrance Porch

Situated to the front of the property. Provides access from the front hallway to the dining room and lounge. Stairs to upper landing. Electric plug in heater.

Dining Room/Fourth Bedroom 9'3" x 8'4" (2.83 x 2.56)

Positioned just off the hallway, this room provides a dedicated area for family meals or entertaining. It's flexible of use, so could be used as another bedroom, or for whatever you want!

Upper Hallway

Provides access to all bedrooms, bathroom and toilet. Handy storage cupboard with boiler. Loft hatch.

Bedroom 12'2" x 9'4" (3.72 x 2.86)

A spacious double bedroom to the front with double doors into wardrobe space.

Bedroom 10'6" x 8'7" (3.22 x 2.62)

Another well-sized bedroom to the front with double doors into wardrobe space. Suitable for a double bed or generous single. Ideal as a child's room, guest room or home office, depending on your needs.

Bedroom 8'10" x 7'10" (2.7 x 2.41)

A versatile third bedroom to the rear of the property with storage cupboard. Offers flexibility for growing families or those working from home.

Bathroom

Comprising bath with shower above and sink with storage below. Window to the rear.

Toilet

Separate toilet from the bathroom with wc and sink. Storage below and window to the rear.

Gas Central Heating

The property benefits from gas central heating bar the entrance porch which has a plug in electric heater. The boiler is located in the upper hall cupboard.

Double Glazing

The property has double glazed windows throughout.

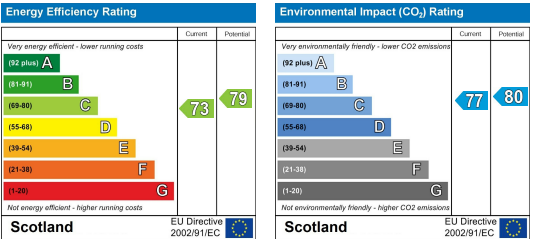
Gardens

Pleasant rear gardens which are accessed from the parking area. Paved and chipped for easy maintenance with brick shed. The front garden is pabed with chips and looks onto a pleasant grassy area.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.