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12 Burns Road

, Glenrothes, KY6 1EB

Offers Over £115,000



Located in the popular and established South Parks precinct, this three bedroom terraced villa offers a great opportunity for those looking to put their own stamp on a property. Comprising lounge/dining room, kitchen, three bedrooms and bathroom. This property is spacious and offers a great opportunity to make it your own. Gas central heating and double glazing. Front and rear gardens.

Situated in a popular residential area of Glenrothes, you'll benefit from excellent local amenities, including shops, supermarkets, leisure facilities, and highly regarded schools. Commuting is made easy with convenient access to major road networks and public transport links. The property is set in the highly sought after South Parks 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.



Entrance

Entry to the property is via a hardwood door with side window into the entrance hallway. Access to lounge/diner, kitchen and stairs to upper landing. Handy under stair cupboard.

Lounge/Dining Room 13'1" x 18'11" (3.99 x 5.78)

Pleasant and spacious room with windows to both and rear, offering ample natural light.

Kitchen 11'6" x 12'7" (3.52 x 3.85)

The kitchen is in need of upgrading, currently offering a range of base and wall units. Integrated hob, oven and extractor with space for appliances. Storage cupboard with shelves. Rear window and door, leading onto the back garden.

Upper Hallway

Providing access to bedrooms and bathroom. Storage cupboard and loft hatch.

Bedroom 10'10" x 10'9" (3.32 x 3.3)

Spacious rear facing bedroom.

Bedroom 9'2" x 7'9" (2.81 x 2.38)

Another spacious bedroom, this time to the front of the property.

Bedroom 6'3" x 6'10" (1.92 x 2.1)

Third bedroom, also facing to the front of the property. Storage cupboard above the stairs which also houses the boiler.

Bathroom

Facing to the rear, in need of replacing with bath, toilet and wash hand basin.

Gas Central Heating

Gas central heating throughout with boiler located in the third bedroom cupboard.

Double Glazing

Double glazing to windows and panes.

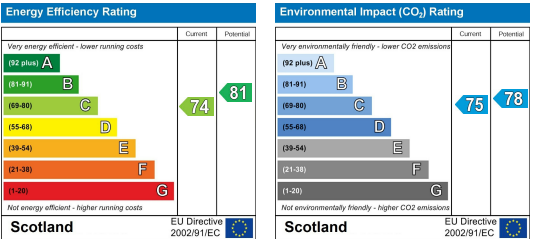
Gardens

Pleasant front garden, laid to lawn. Access through close to the rear. The rear garden is enclosed by fencing and bushes with chipped sections. Brick outhouse offering external storage.

Area Map



Energy Efficiency Graph



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