



FLAT · THORNTON, FIFE

33, Flutorum Avenue

Thornton, Fife KY1 4BD

OFFERS OVER
£79,000

Well-proportioned two-bedroom upper flat, ideally situated in a popular residential area of Thornton.

2

BEDROOMS

1

BATHROOMS

1

RECEPTION

ABOUT THE HOME

Well-proportioned two-bedroom upper flat, ideally situated in a popular residential area of Thornton.

KEY FEATURES

Attractive open views

White goods included

Large private garden

Summerhouse with electricity

Sought after area

Built in wardrobes

An excellent opportunity to purchase this well-proportioned two-bedroom upper flat, ideally situated in a popular residential area of Thornton. Offering generous accommodation, excellent outdoor space and attractive views, this property would make an ideal home for a first-time buyer, couple or investor.

The property benefits from a welcoming layout, with two generously sized bedrooms providing comfortable living and storage space. The master bedroom further benefits from built-in wardrobes, offering useful additional storage. The bedrooms enjoy pleasant open views, adding to the appeal and sense of space within the property.

The modern shower room is conveniently positioned within the property, while the kitchen is fitted with a range of units and comes complete with the existing white goods.

One of the standout features of this property is the large private rear garden, which has been thoughtfully landscaped to create an attractive and versatile outdoor space. The garden benefits from two separate patio areas, providing excellent opportunities for outdoor dining, entertaining or simply relaxing in the warmer months. A particularly useful addition is the garden summerhouse, which has electricity, making it suitable for a variety of uses

such as a home office, hobby room or additional recreational space.

The property also benefits from off-street parking, adding further convenience for homeowners and visitors.

Overall, 33 Flutorum Avenue offers well-proportioned accommodation combined with an impressive private garden, useful external space and off-street parking.

Thornton is a popular village in Fife, ideally situated for access to both Kirkcaldy and Glenrothes, making it a convenient location for commuters and families alike. The village offers a range of everyday amenities, including local shops, a primary school and community facilities, while further shopping, leisure and recreational facilities can be found in nearby Kirkcaldy and Glenrothes.

For those commuting by public transport, Glenrothes with Thornton railway station is conveniently located within the village and provides rail services to destinations across Fife, with connections towards Edinburgh. Regular local bus services also operate between Thornton, Kirkcaldy and Glenrothes.

Thornton also benefits from a welcoming community atmosphere, with local groups, events and facilities contributing to the village's appeal. Its combination of village living, convenient transport links and easy access to the wider Fife area makes Thornton an attractive choice for a range of buyers.

Early viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer.

IN PICTURES







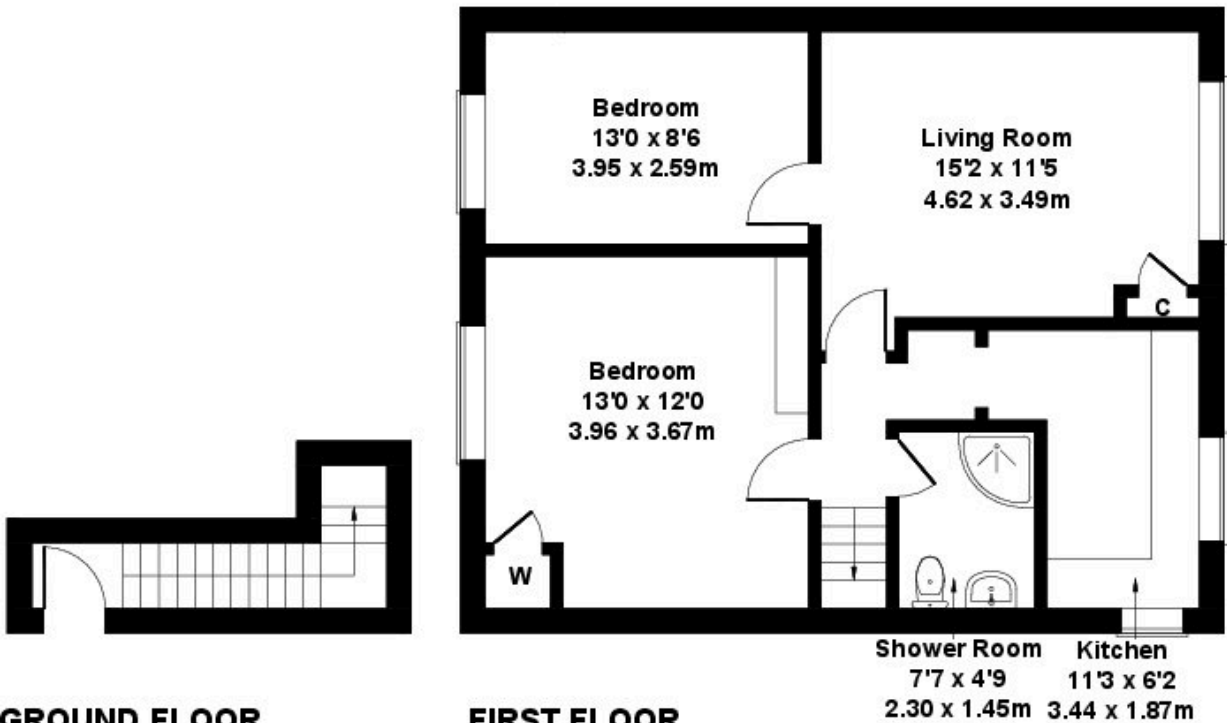


LAYOUT

Floorplan

33 Flutorum Avenue, Thornton, Kirkcaldy, KY1 4BD

Approximate Gross Internal Area
710 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Floorplan for identification and layout guidance only; not to scale unless stated. Measurements are approximate and have not been verified.

MATERIAL INFORMATION

The details buyers ask about

As recorded for this listing. Items marked “Not confirmed” have not been provided and should be checked before offering.

THE HOME

Property type	Flat
Bedrooms	2
Bathrooms	1
Reception rooms	1
Entrance level	Ground Floor
Floors in building	0
Condition (as recorded)	Good
Year built	Not confirmed

OUTSIDE & ACCESS

Parking	Off Street
Outside space	Back Garden, Patio, Private Garden
Accessibility features	Not confirmed

SERVICES

Heating	Double Glazing, Gas Central
Electricity	Mains
Water	Mains
Sewerage	Mains
Broadband	Not confirmed

TENURE & COSTS

Tenure	Freehold
Council tax	Band A
Council tax exempt	No
Annual service charge	Not confirmed
Annual ground rent	Not confirmed
Shared ownership	No
New home	No
For sale by auction	No

RIGHTS, RESTRICTIONS & FLOOD RISK

Restrictions	[Disclosure v1: No]
Rights of way	[Disclosure v1: No]
Required access	[Disclosure v1: No]
Flooded in last five years	Not confirmed
Sources of flooding	Not confirmed
Flood defences	Not confirmed



ARRANGE A VIEWING

33, Flutorum Avenue

Offers over £79,000

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