



## 25 Warout Gardens

, Glenrothes, KY7 4JS

Offers Over £90,000



Excellent opportunity to purchase this well-proportioned end terraced villa situated in a cul de sac setting. This property offers spacious living accommodation, comprising hallway, lounge/dining room, kitchen, two double bedrooms and shower room. Gas central heating, double glazing, mono bloc driveway to the front and enclosed rear gardens. Whilst in need of some modernisation throughout, this is could be the ideal choice for first-time buyers, growing families, or a savvy buy-to-let investor.

Glenrothes area sits in the centre of Fife, around 30 miles north of Edinburgh and 25 miles south of Dundee and is the third largest in Fife behind Dunfermline and Kirkcaldy. Situated conveniently with direct access to the A92 and within a short drive of major motorway networks, Glenrothes is easily reachable from all directions. excellent recreational facilities at the Michael Woods Sports Centre, including parkland, various sports venues and two golf courses. shopping facilities are located at the Kingdom Shopping Centre including a multi-screen cinema and bus station. Education is provided through a number of local Primary and Secondary schools. The nearby A92 allows swift access to Edinburgh/Dundee including railway stations at both Thornton and Markinch.

Viewing by appointment only!



## Entry

Entry to the property is via an attractive front door into the entrance hallway.

## Entrance Hallway

Welcoming entrance hallway with built-in under stair storage and access to the main living areas and stairs to upper landing.

## Lounge/Dining Room 20'0" x 10'4" (6.12m x 3.16m)

A wonderfully bright and airy room with window to the front and French door to the rear gardens. Plenty of space for both living and dining furniture, perfect for entertaining and allowing the purchaser to put their own stamp on this spacious family room.

## Kitchen 12'0" x 6'2" (3.66m x 1.88m)

Fitted with a modern range of wall and base units. Window overlooking the rear and side door providing access to the rear garden. Built in sink and drainer with extractor hood and space for essential appliances. Whilst these units are quite modern, the kitchen could benefit from some decorative work.

## Upper Hallway

Provides access to all bedrooms and the family bathroom. Side window offering ample natural light and loft hatch access.

## Bedroom 12'1" x 9'4" (3.7m x 2.87m)

Spacious double bedroom with window formation to the front of the property with fitted furniture, including wardrobes. Great size cupboard, also offering ample storage uses.

## Bedroom 10'5" x 10'5" (3.2m x 3.2m)

Another well-proportioned double bedroom, this time to the rear with ample space for freestanding furniture. Shelved storage cupboard.

## Shower Room

Complete with a contemporary shower room, replacing a traditional bathroom for added convenience. Comprising well-maintained suite comprising double cubicle with shower, wash-hand basin with vanity unit below and toilet. Ladder radiator and window to the rear.

## Gas Central Heating

Gas central heating to rooms.

## Double Glazing

Double glazing to windows and door panes.

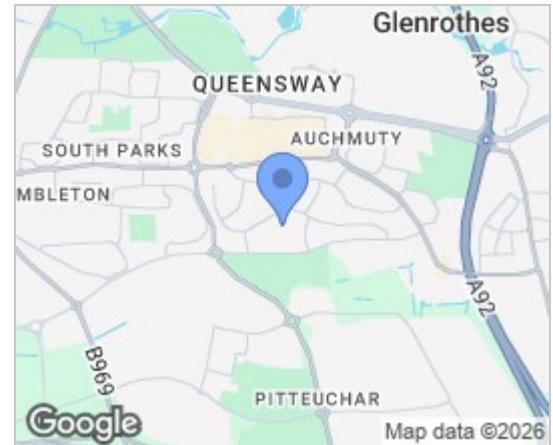
## Driveway

Features a front monoblock driveway, providing convenient and secure off-street parking.

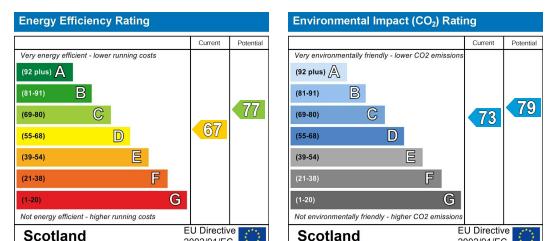
## Gardens

The property boasts convenient mono bloc parking to the front. Gate leading to the enclosed rear garden which is easily maintained, offering a perfect private retreat for outdoor relaxation.

## Area Map



## Energy Efficiency Graph



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