



**7 Brahan Park, Glenrothes, KY7 4QF**

**Offers Over £230,000**





SPACIOUS 3 Bedroom 2 Reception 2 Bathroom Semi-Detached Villa OFFERING ONE-LEVEL LIVING and an opportunity to add value, located in a sought after CUL-DE-SAC with off street parking, double garage and great sized front and rear gardens. Within walking distance of the local Primary School, and a short drive to Secondary Schools, Town Centre, Retail Parks, Woodland Parks, and Markinch and Thornton for the Train Station. Accommodation: Hall, lounge, dining kitchen, conservatory, 3 double bedrooms, bathroom and a shower room. DG. GCH. Gardens. Driveway. Double Garage. PERSONAL PROPERTY TOUR available online.



## LOCATION

Located in central Fife and regarded as a "New Town" Glenrothes has excellent recreational facilities at the Michael Woods Sports centre, including parkland, various sports venues and two golf courses. In recent years it has become a focus for electronics manufacturing, earning it the nickname 'Silicon Glen', after Silicon Valley in the USA. Main 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.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a UPVC door with an opaque double-glazed inlet leading into the lower hallway. Carpeted stairway with a timber balustrade leads to the upper landing. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

## LOUNGE

14'9" x 14'6" (4.52m x 4.44m)

Spacious lounge with a double-glazed window to the front. Feature fireplace with an electric fire set in a timber and marble surround. Coving. 2 radiators. Laminate flooring.

## DINING KITCHEN

18'3" x 8'1" (5.57m x 2.47m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below. Ample space for freestanding appliances and dining furniture. Cupboard provides storage space. 2 double-glazed windows to the rear. Radiator. Vinyl flooring. Double-glazed UPVC door leads to the conservatory.

## CONSERVATORY

11'11" x 9'6" (3.64m x 2.91m)

Bright Conservatory with wrap around double-glazed windows overlooking the garden. Carpeted. Double-glazed patio doors provide access to the rear garden.

## BEDROOM 3

12'10" x 8'8" (3.93m x 2.66m)

Ground floor double bedroom with a double-glazed window to the rear overlooking the garden. Cupboard provides storage space. Radiator. Carpeted.

## BATHROOM

6'7" x 5'6" (2.02m x 1.68m)

3-piece suite comprising: W.C, vanity wash hand basin and a P-shaped bath with a pivot screen and an electric shower unit above. Opaque double-glazed window to the front. Partially tiled. Heated towel rail. Tiled flooring.

## UPPER LANDING

Cupboard houses the floor standing gas central heating system boiler with ample additional storage space. Hatch provides access to the fully floored roof space. Carpeted.

## BEDROOM 1

13'1" x 11'8" (4.00m x 3.56m)

Spacious and bright double bedroom with double-glazed windows to the front and side. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

## BEDROOM 2

14'0" x 8'10" (4.29m x 2.70m)

Additional double bedroom with a double-glazed window to the front. 2 cupboards provide shelving/storage space and housing for the hot water tank. Radiator. Carpeted.

## SHOWER ROOM

6'1" x 5'10" (1.87m x 1.80m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Heated towel rail. Tiled flooring.

## GARDEN

To the front of the property is landscaped with areas of lawn and gravel with an array of plants and shrubs. A monobloc driveway provides off street parking for multiple vehicles and access to the double garage. A timber gate to the side leads to the rear garden. The rear garden is again landscaped with areas of lawn and gravel with an array of established plants and shrubs providing colour throughout the seasons. A paved patio provides an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. Enclosed within a timber fence and hedgerow.

## GARAGE

15'7" x 10'8" (4.76m x 3.27m)

Good-sized garage accessed via up and over door providing secure parking with ample additional storage space. Provision for light and power with concrete flooring. Access to the workshop / second garage.

## WORKSHOP / SECOND GARAGE

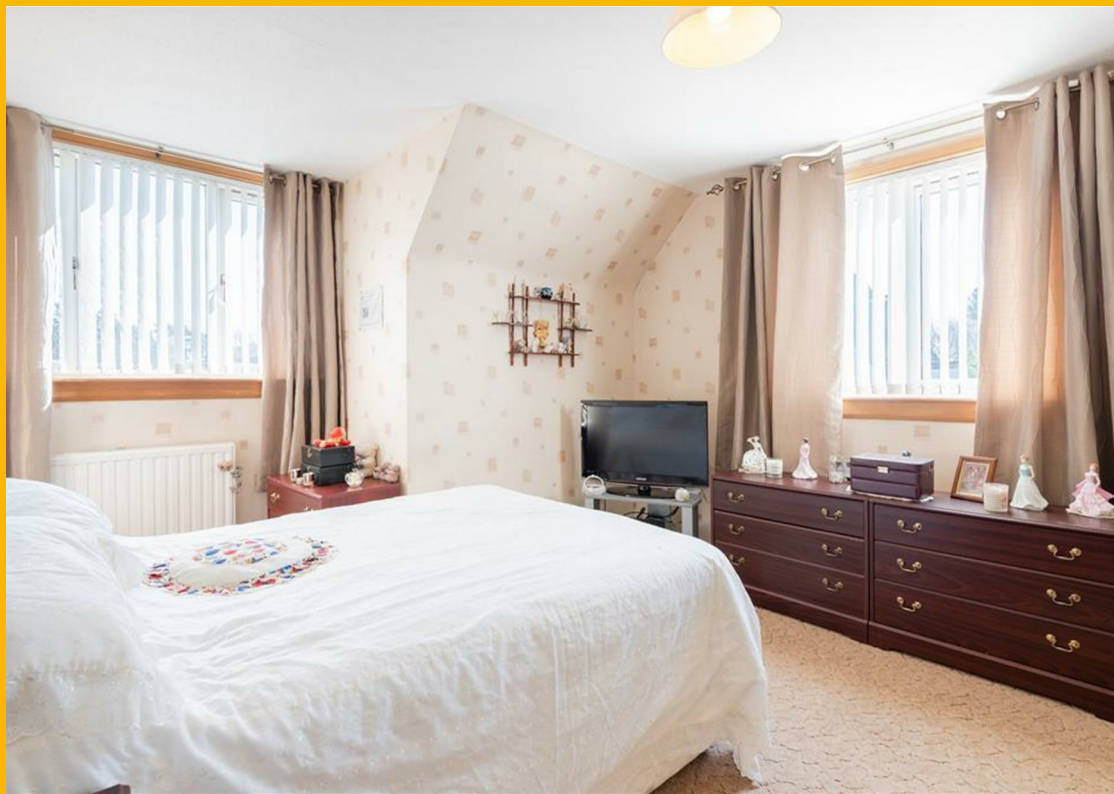
15'11" x 8'10" (4.86m x 2.70m)

Additional garage space ideal for use as a workshop with fixed shelving and provision for light and power with concrete flooring. Access is via an up and over metal door.

## AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.



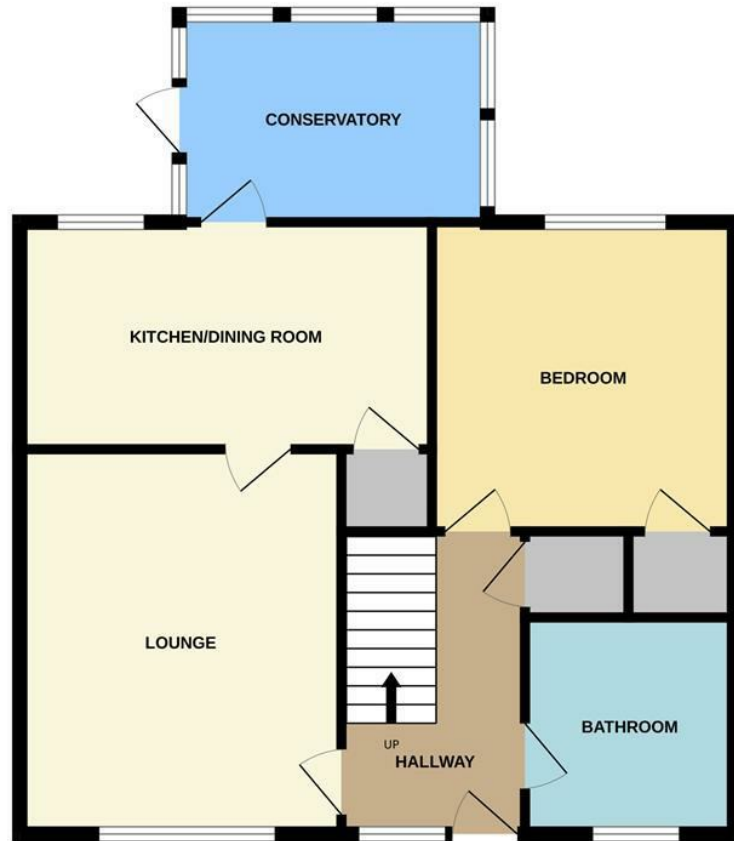




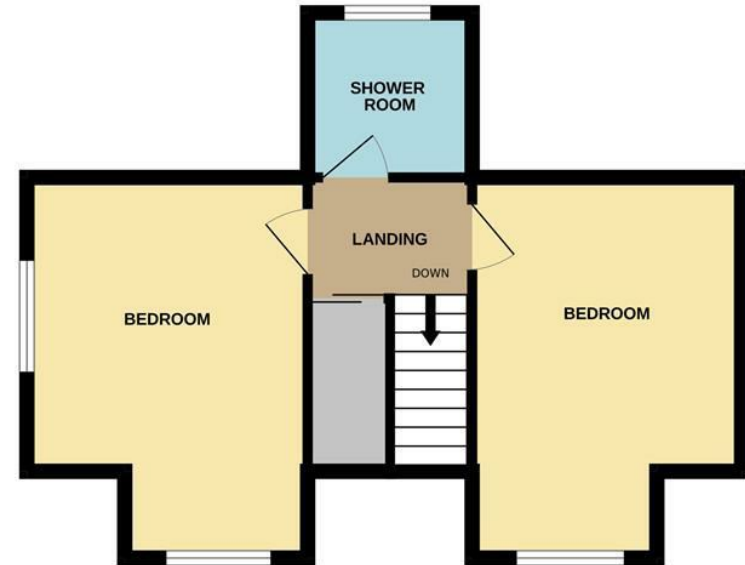




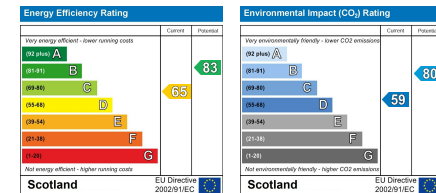
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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