



Crowstep Lodge Kinross Road, Leslie, Glenrothes, KY6 3NE
Offers Over £260,000

BEAUTIFULLY PRESENTED 3 Bedroom Detached CHARACTER Cottage with STUNNING landscaped gardens and Off-Street Parking. Located a short distance from local amenities including Primary School, shops and restaurants with additional amenities nearby in Glenrothes. Markinch Railway Station provides excellent commuter links for Edinburgh and Dundee. Accommodation: Hall, living room, breakfasting kitchen, 3 double bedrooms and a bathroom. DG. GCH. Gardens. Storeroom. Driveway. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed sunlight leading into the front hallway. Coving.

LIVING ROOM

17'8" x 13'2" (5.39m x 4.03m)

Spacious living room with 2 double-glazed windows to the front overlooking the garden with window seating and storage cupboards below. Feature electric fireplace set in a marble surround. Coving. Radiator. Carpeted.

BATHROOM

7'5" x 4'9" (2.27m x 1.46m)

3-piece suite comprising: W.C, wash hand basin and a bath with fixed curtain rail and a mixer tap shower attachment. Opaque double-glazed window to the side. Fully tiled. Vinyl flooring.

BREAKFASTING KITCHEN

13'1" x 12'9" (3.99m x 3.91m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled effect splashbacks. Island provides a social dining space with additional storage below. Integrated appliances include a gas hob, extractor fan, eye level grill and oven, dishwasher, washing machine and a fridge/freezer. Coving. Radiator. Vinyl flooring. Double-glazed UPVC door and double-glazed patio doors provide access to the rear garden.

BEDROOM 1

15'5" x 13'5" (4.71m x 4.09m)

Bright double bedroom with a double-glazed bay window to the side. Coving. Radiator. Carpeted.

BEDROOM 2/DINING ROOM

13'3" x 8'4" (4.04m x 2.56m)

Additional double bedroom with a double-glazed window to the side. Shelved alcoves provide display/storage space. Hatch with a fixed wooden ladder provides access to the

partially floored roof space housing the gas central heating condensing combi boiler. Coving. Radiator. Carpeted.

BEDROOM 3

11'9" x 11'8" (3.59m x 3.57m)

Further double bedroom with a double-glazed window to the side. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

GARDEN

The enclosed front garden is mainly laid to lawn with borders containing an array of plants and shrubs. A timber gate to the side of the property provides access to the rear garden. The enclosed rear garden is laid to lawn with borders containing established hedgerow providing colour throughout the year and a level of privacy. A gravel driveway provides ample off street parking accessed via a metal gate.

STOREROOM

10'7" x 9'4" (3.23m x 2.85m)

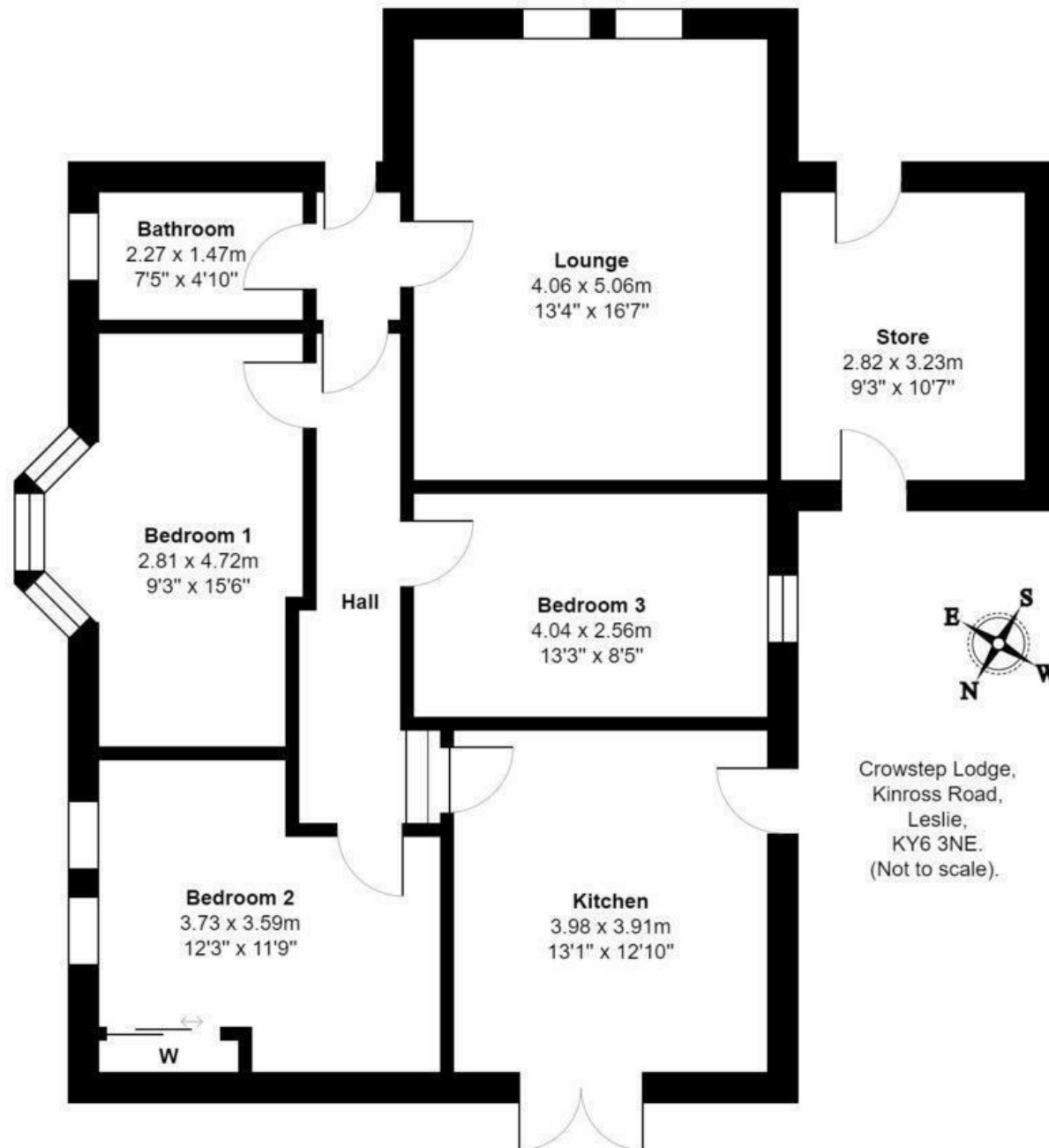
Convenient storeroom with provision for light and power with concrete flooring.

AGENTS NOTES

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		63	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		59	81
EU Directive 2002/91/EC			

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