



Croft House, Croftouterly, Leslie, Glenrothes, KY6 3DW
Offers Over £250,000

RARELY AVAILABLE 4 Bedroom 2 Reception 2 Bathroom Detached Villa on a **SUBSTANTIAL PLOT** with Off-Street Parking, garage, basement and extensive garden. Located in a Sought-After location within walking distance of Local Primary School, Leslie Golf Club and essential local amenities. A short drive to the Lomond Hills and Markinch train station providing excellent commuter links for Dundee / Edinburgh and beyond. Accommodation: Hall, lounge, dining room, kitchen, master bedroom with an ensuite bathroom, 3 further double bedrooms, family bathroom and a basement. DG. GCH. Gardens. Off Street Parking and a Garage. **PERSONAL PROPERTY TOUR** available online.



HALL

Access is via a timber door leading into the spacious lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Coving. Radiator. Vinyl flooring. Timber door leads to the basement.

LOUNGE

16'0" x 13'7" (4.90m x 4.15m)

Spacious lounge with a double-glazed window to the front. Feature fireplace with a log burning stove set on a slate hearth with a timber mantle above. Alcove provides display/storage with a walk in cupboard providing additional storage space. Cornicing. Radiator. Carpeted. Timber door leads to bedroom 1.

BEDROOM 1

12'2" x 8'3" (3.72m x 2.52m)

Good-sized double bedroom with a double-glazed window to the side with secondary glazing. Cupboard provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

DINING ROOM

11'11" x 11'8" (3.64m x 3.58m)

Bright dining room with a double-glazed window to the front. Cupboard provides shelving/storage space. Radiator. Carpeted. Sliding barn style doors leading to the kitchen.

KITCHEN

16'10" x 8'4" (5.15m x 2.56m)

Stunning fitted kitchen comprising: Wall mounted, floor standing units with contrasting natural stone worktops, coordinating upstand, tiled splashbacks and a Belfast sink. Freestanding induction range cooker with dual ovens below and an extractor fan above with space for additional appliances. Open larder utility area with fixed shelving and power / plumbing for a washing machine. Nook provides an ideal spot for housing a pet or additional storage. 2 double-glazed windows to the side. Radiator. Laminate flooring.

BATHROOM

7'8" x 5'4" (2.34m x 1.63m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control rainfall shower above. Partially wet walled. Vertical radiator. Vinyl flooring.

UPPER LANDING

Provides access to 3 further bedrooms and a UPVC door leading to the rear garden. Carpeted.

MASTER BEDROOM

14'6" x 13'0" (4.44m x 3.97m)

Spacious double bedroom with a double-glazed window to the side. Radiator. Carpeted. Doorway to the ensuite bathroom.

ENSUITE BATHROOM

10'4" x 5'11" (3.17m x 1.82m)

Contemporary 4-piece suite comprising: W.C, vanity wash hand basin, freestanding dual ended bathtub and a shower enclosure with a thermostatic control shower. Opaque double-glazed window to the side. Fully wet walled. Heated towel rail. Vinyl flooring.

BEDROOM 3

10'9" x 9'1" (3.30m x 2.78m)

Additional double bedroom with a double-glazed window to the side. Fitted furniture provides shelving/display/storage space. Radiator. Carpeted.

BEDROOM 3

14'0" x 11'8" (4.27m x 3.57m)

Further double bedroom with a double-glazed window to the side. Large storage area above the stairs. Carpeted.

BASEMENT ROOM 1

13'2" x 12'4" (4.02m x 3.76m)

To the right hand side is a large basement room with potential to develop. Fitted with light and power with concrete flooring.

BASEMENT ROOM 2

9'0" x 5'10" (2.75m x 1.78m)

Further basement room provides ample additional storage space and housing for the gas central heating condensing combi boiler. Currently utilised as a wood store. Fitted with light, power and plumbing. Concrete flooring.

GARAGE

16'2" x 9'5" (4.93m x 2.89m)

Detached garage accessed via a metal up and over door providing secure parking with additional storage space. Fitted with power and concrete flooring.

GARDEN

The property sits on a substantial plot with enclosed gardens to the front, side and rear. The front garden is mainly low maintenance with a raised border and patio overlooking the green belt to the front and access steps to the basement. A shed provides outdoor storage space. A metal gate leads to an enclosed patio currently utilised as a hot tub area providing an ideal private spot to enjoy time outdoors. From this private area, stone steps lead to the main side and rear garden spaces. The elevated rear garden is mainly laid to lawn with borders containing plants, shrubs, trees and a variety of fruit bushes. The garden offers a safe and welcoming space for children and pets to play, with plenty of opportunity for an enthusiastic gardener to add their personal touch

AGENTS NOTES

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

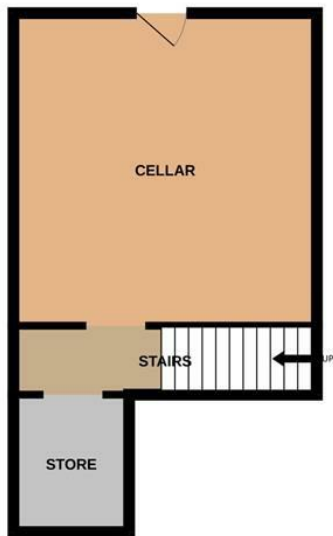




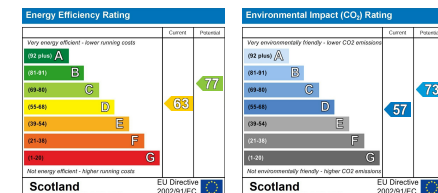
BASEMENT

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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