



11 Glendevon Road, Glenrothes, KY7 4SU
Offers Over £199,000

 **Fife
Properties**

RARELY AVAILABLE 2 Bedroom BUNGALOW with Landscaped Gardens, Off Street Parking and a Garage. Situated in a quiet setting with a short drive to Riverside Park, Town Centre for local amenities, cafes, restaurants, Rothes Halls Theatre and Health / Leisure facilities. Local Bus Station and Markinch Train Station provide excellent travel links, ideal for Edinburgh City Centre. Accommodation: Hall, lounge, kitchen, conservatory, 2 double bedrooms and a shower room. DG. GCH. Front and Rear Gardens. Driveway and a 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 timber door leading into the main hallway through the vestibule. Cupboard provides ample shelving/storage space. Additional cupboard houses the gas central heating condensing combi boiler with further storage space. Hatch provides access to the roof space. Coving. Radiator. Carpeted.

LOUNGE

16'2" x 12'2" (4.93m x 3.71m)

Bright lounge with double-glazed sliding patio doors providing natural light and access to the conservatory. Coving. Radiator. Laminate flooring.

CONSERVATORY

10'7" x 10'3" (3.24m x 3.14m)

Bright conservatory with wrap around double-glazed windows overlooking the garden. Carpeted. Double-glazed patio doors lead to the garden.

KITCHEN

10'7" x 8'9" (3.24m x 2.68m)

3.24m x 2.68m

Bright fitted kitchen comprising: Wall mounted, floor

standing units with contrasting worktops and wooden upstand. Integrated appliances include a gas hob, extractor fan, eyelevel oven and grill with space for additional freestanding appliances. 2 double-glazed windows to the front overlooking the garden. Coving. Radiator. Vinyl flooring.

BEDROOM 1

12'2" x 9'4" (3.72m x 2.86m)

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

BEDROOM 2

11'11" x 9'4" (3.64m x 2.85m)

Additional double bedroom with 2 double-glazed windows to the rear overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

SHOWER ROOM

8'8" x 5'8" (2.66m x 1.74m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and an electric shower unit. Fixed shelving provides storage space. Opaque double-glazed window to the side. Fully tiled. Radiator. Vinyl flooring.

GARDEN

To the front of the property is low maintenance laid with gravel and borders containing established plants and shrubs. A paved and gravel driveway to the side provides off street parking and access to the garage and rear garden via a metal gate. The rear garden is low maintenance laid with gravel and paving with borders containing established plants and shrubs. Ample space to add garden furniture to enjoy time in the sun entertaining family and friends. A timber shed provides outdoor storage space. Established hedgerow and fencing enclose this garden making it a safe space for children and pets.

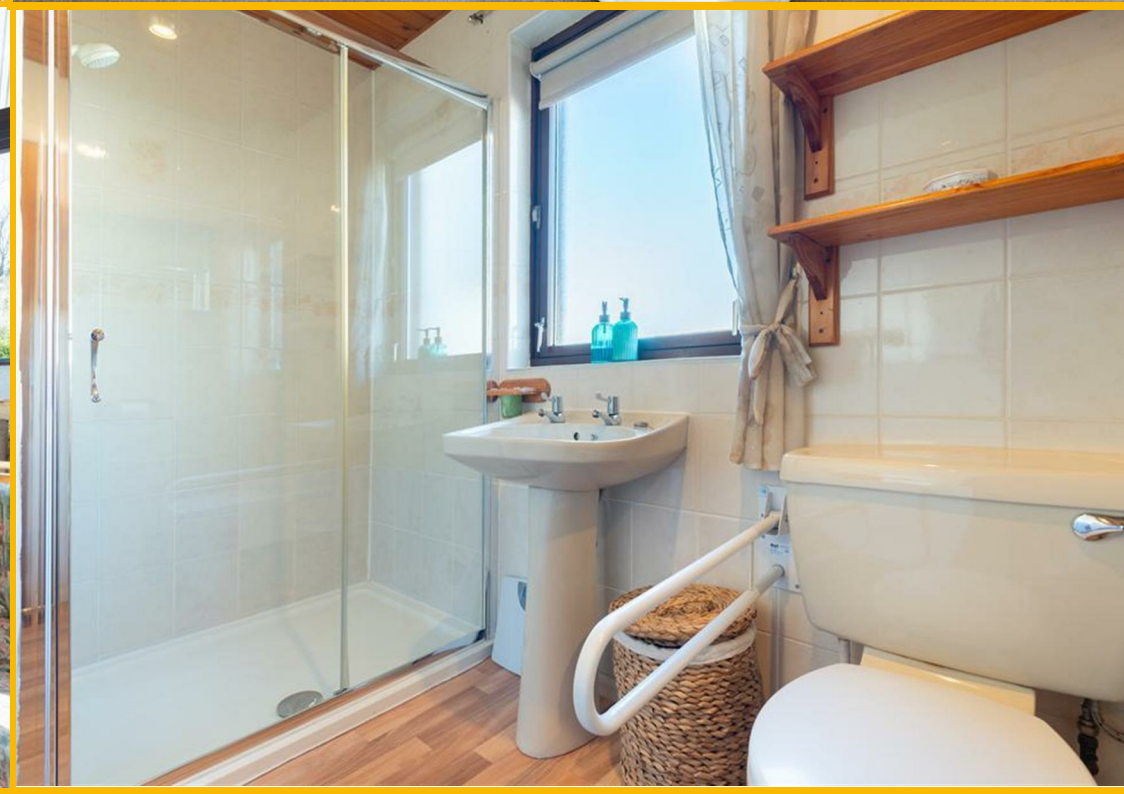
GARAGE

16'5" x 9'1" (5.02m x 2.77m)

Semi-detached garage accessed via a metal up and over door, provides secure parking with additional storage space. Timber door allows access to and from the garden. Fixed shelving provides storage. Provision of light and power. Concrete flooring.

AGENTS NOTES

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

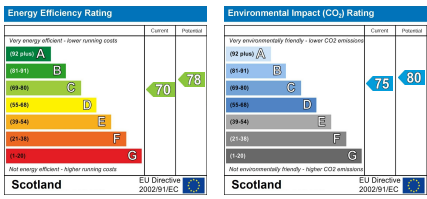




GROUND FLOOR



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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