



22 Greenside, Leslie, Glenrothes, KY6 3DF

Offers Over £125,000



SPACIOUS 2 Bedroom Semi-Detached Villa in MOVE IN CONDITION with views across the VILLAGE GREEN and garden. Situated in a Sought-After location a short distance from the Primary / Secondary Schools, Health Centre, High Street, Cafes, Restaurants, and Leslie Golf Course, with Glenrothes nearby offering all essential amenities. Glenrothes bus station and Markinch Train Station provide excellent travel links with the rest of Fife, Dundee, Edinburgh and beyond. Accommodation: Hall / vestibule, lounge, kitchen, 2 double bedrooms and a shower room. DG. GCH. Front and rear gardens. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed window leading into the vestibule. A convenient space fitted with sliding doors to reveal a good-sized storage area equipped with provision for a freestanding appliance. Wall mounted gas central heating condensing combi boiler. Radiator. Tiled flooring. Glazed timber door leads into the inner hall.

INNER HALL

Carpeted stairs with a timber balustrade leads to the upper landing. Radiator. Carpeted.

LOUNGE

16'3" x 11'3" (4.97m x 3.45m)

Bright lounge with double-glazed windows to the rear and a stone feature wall. Walk-in cupboard equipped with light and power provides an ideal storage space. Coving. Radiator. Laminate flooring. A UPVC door with an opaque double-glazed window provides access to the rear garden.

KITCHEN

10'2" x 9'3" (3.12m x 2.82m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Integrated appliances include an induction hob, extractor fan, oven and a dishwasher. Space for freestanding appliances. Double-glazed window to the front overlooking the garden. Radiator. Tiled flooring.

UPPER LANDING

Hatch provides access to the partially floored roof space. Cupboard provides shelving / storage space. Carpeted.

BEDROOM 1

12'10" x 11'3" (3.93m x 3.43m)

Good-sized double bedroom with 2 double-glazed windows to the rear. Cupboard provides shelving/hanging/storage space. Radiator. Laminate flooring.

BEDROOM 2

12'11" x 10'2" (3.95m x 3.11m)

Additional double bedroom with a double-glazed window to the front overlooking the garden. Walk-in cupboard provides ample shelving/hanging/storage space. Radiator. Laminate flooring.

SHOWER ROOM

6'2" x 6'0" (1.88m x 1.83m)

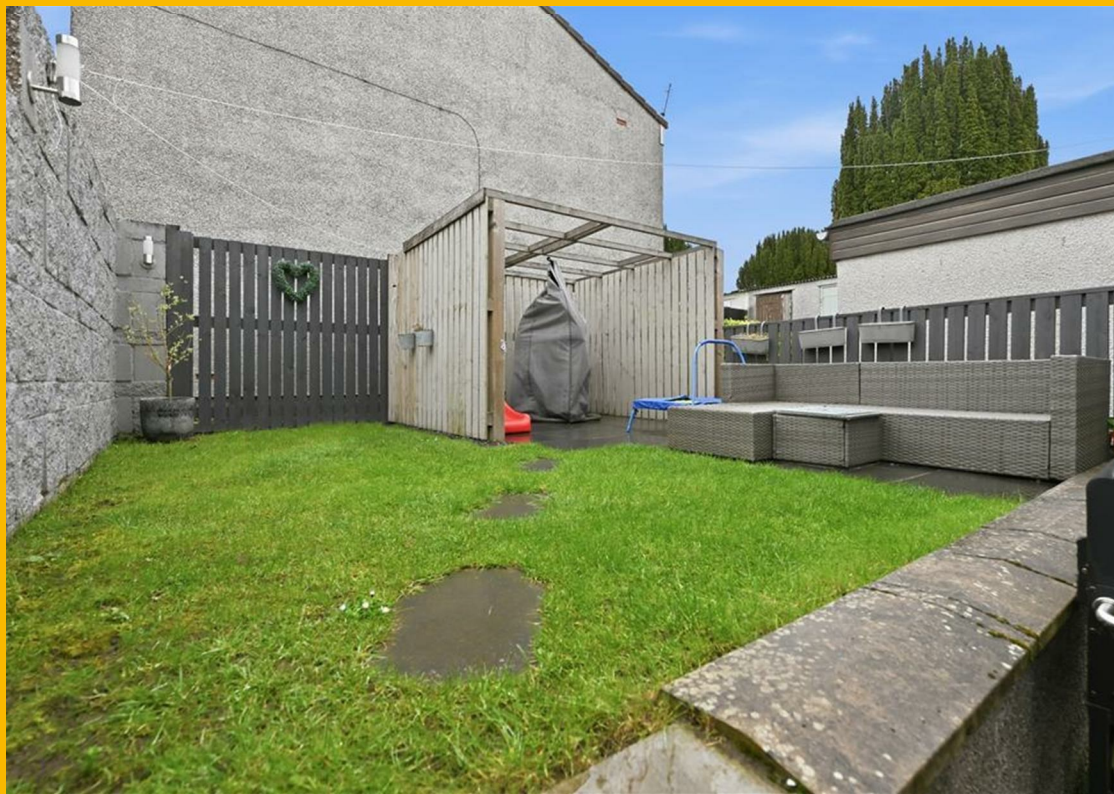
3-piece suite comprising: W.C, wash hand basin and a wet walled shower enclosure with a pivot screen and a thermostatic control rainfall shower. Opaque double-glazed window to the front. Partially tiled. Heated towel rail. Tiled flooring.

GARDEN

The garden is landscaped with an area of lawn and a paved patio with a pergola providing an ideal space for garden furniture to relax and enjoy time in the sun. The garden is enclosed within a brick wall and timber fence surround making this a safe space for children and pets to play outdoors. The rear garden is fully laid with monobloc providing an ideal courtyard to create a tranquil haven of your own.

AGENTS NOTES

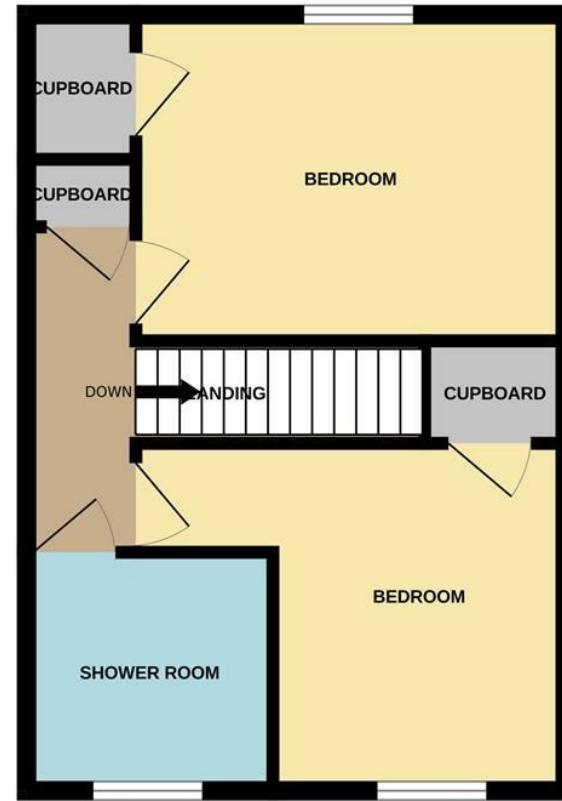
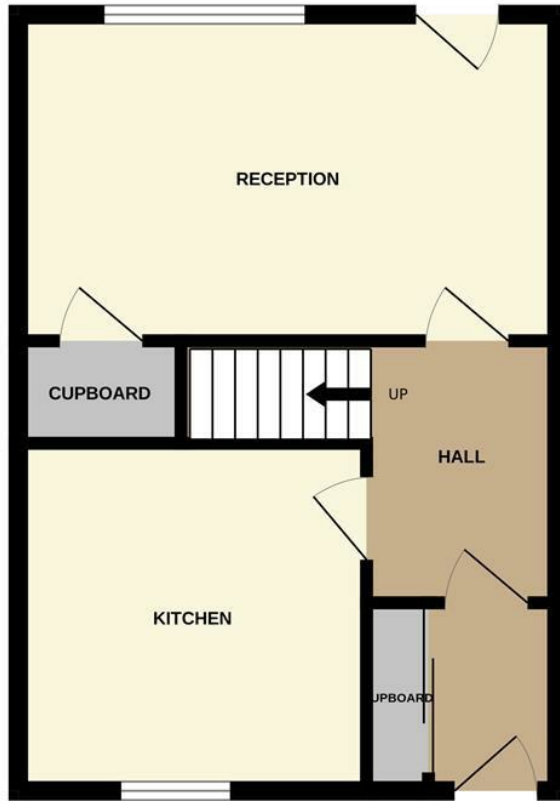
Please note that all room sizes are measured approximately to the widest points.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		71	81
Scotland		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		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
		70	80
Scotland		EU Directive 2002/91/EC	

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