

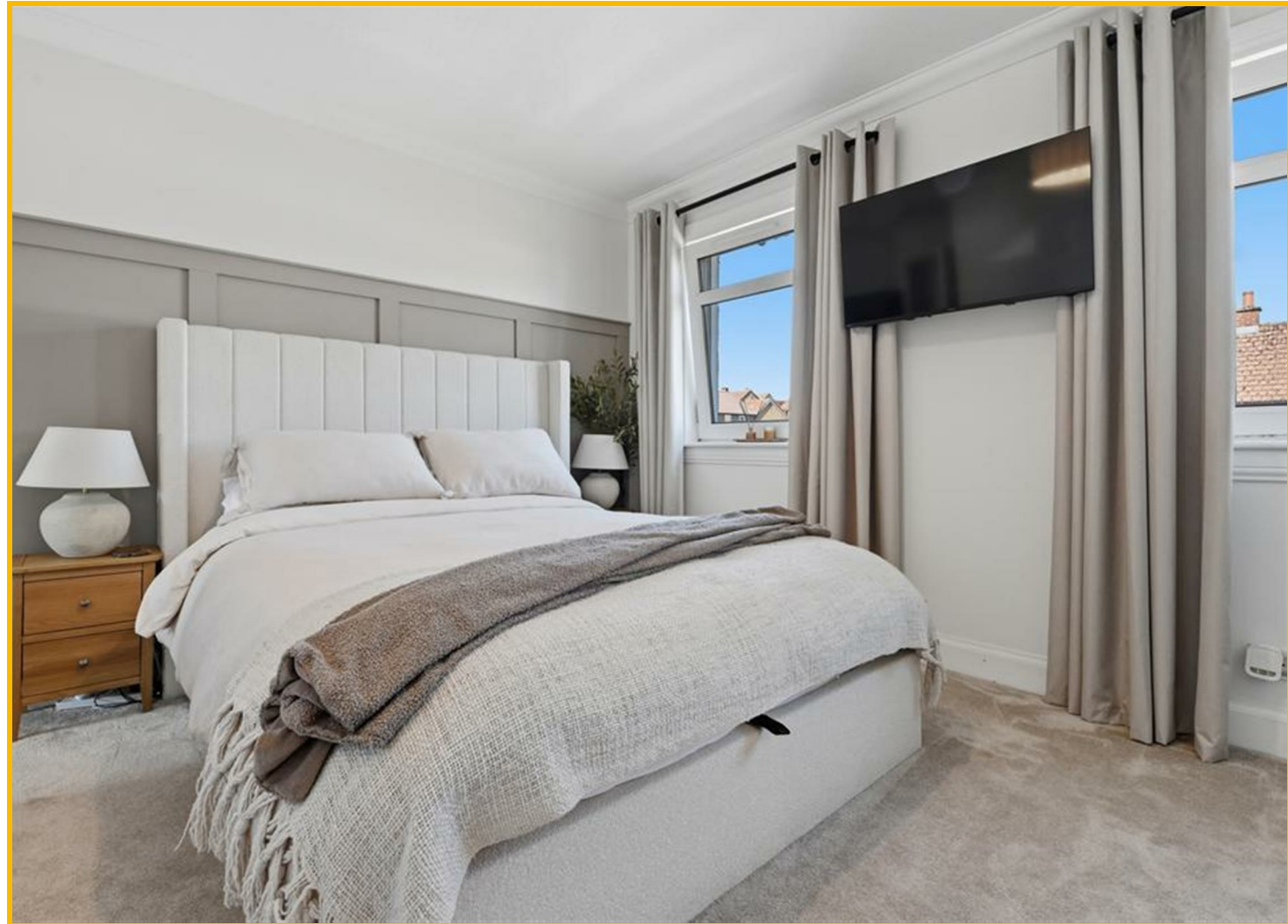


Fife Properties
FOR SALE
01334 65421

24 Rothes Park, Leslie, Glenrothes, KY6 3LH
Offers Over £180,000



FANTASTIC 3 Bedroom 2 Reception Semi-Detached Villa in MOVE IN CONDITION with stunning open plan spaces, off street parking, carport and a garage. Situated on a SUBSTANTIAL PLOT in a Sought-After location within walking distance of the local Primary School, Health Centre and High Street. A short drive to Riverside Park and Glenrothes town centre for all essential amenities, cafes, restaurants, Theatre and Cinema. Bus station provides excellent travel links in addition to Markinch Train Station ideal for Dundee and Edinburgh city centre. Accommodation: Entrance Hall, lounge, dining kitchen, conservatory, 3 double bedrooms and a bathroom. DG. GCH. Front and Rear Gardens. Driveway. Carport and a Garage. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

ENTRANCE HALL

Access is via a UPVC door with an opaque double-glazed window leading into a welcoming entrance hall. Carpeted stairs lead to the upper landing. Cupboard provides hanging / storage space. Decorative wainscoting detail. Radiator. Laminate flooring.

LOUNGE

16'1" x 8'9" (4.91m x 2.69m)

Good-sized lounge with a double-glazed window to the front. Stunning feature media wall with space for entertainment equipment and a contemporary electric fire. Alcoves provide display / storage space. Timber panelling detail. Radiator. Laminate flooring. Open plan to the dining kitchen.

DINING KITCHEN

23'7" x 9'11" (7.20m x 3.03m)

Spacious and bright dining kitchen comprising: Wall mounted, floor standing units with coordinating worktops and upstand. Peninsula unit provides a social dining area and additional storage/food prep space. Integrated appliances include a gas 5-burner hob, extractor fan, eye level double ovens, dishwasher, washing machine, tumble dryer, fridge / freezer and a built-in food waste disposal system. Ample space for dining furniture. Cupboard houses the gas central heating condensing combi boiler with additional storage space. 2 double-glazed windows to the rear. Vertical radiator. Laminate flooring. Doorway to the conservatory. UPVC door with an opaque double-glazed window.

CONSERVATORY

10'5" x 8'6" (3.18m x 2.60m)

Bright conservatory with wrap around double-glazed windows overlooking the garden. Vinyl tiled flooring. Double-glazed patio door providing access to the garden.

UPPER LANDING

Hatch provides access to the roof space. Double-glazed window to the side. Decorative wainscoting detail. Carpeted.

BEDROOM 1

13'8" x 12'4" (4.17m x 3.76m)

Bright double bedroom with 2 double-glazed windows to the front. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Coving. Board and batten detailing. Radiator. Carpeted.

BEDROOM 2

11'4" x 10'6" (3.46m x 3.21m)

Additional good-sized double bedroom with a double-glazed window to the rear. Coving. Radiator. Carpeted.

BEDROOM 3

12'4" x 9'8" (3.76m x 2.96m)

Further double bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Coving. Board and batten detailing. Radiator. Carpeted.

BATHROOM

9'9" x 5'4" (2.99m x 1.65m)

Contemporary 4-piece suite comprising: W.C, vanity wash hand basin, spa style bath and a walk-in shower enclosure with a fixed screen and a thermostatic control rainfall shower. Opaque double-glazed window to the rear. Fully wet walled. Fixed illuminated mirror. Vertical heated towel rail. Laminate flooring.

GARDEN

The front garden is laid to lawn with a monobloc and paved driveway to the side providing off-street. To the side of the property is additional parking with a carport; timber double gates provide access to the rear garden and garage. The rear garden is laid to lawn providing a blank canvas for a keen gardener to add their personal touch; enclosed within a timber a fence surround making this and safe area for children and pets to play outdoors. Ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber shed provides outdoor storage space. Timber door offers additional access into the garage.

GARAGE

18'8" x 9'8" (5.69m x 2.96m)

A detached garage, accessed via a metal up and over door provides secure parking with additional storage space. Equipped with light and power. Concrete flooring.

AGENTS NOTES

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





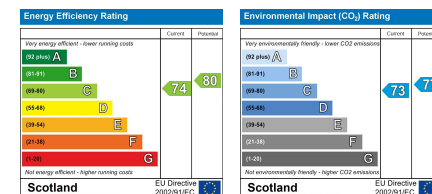
GROUND FLOOR



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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