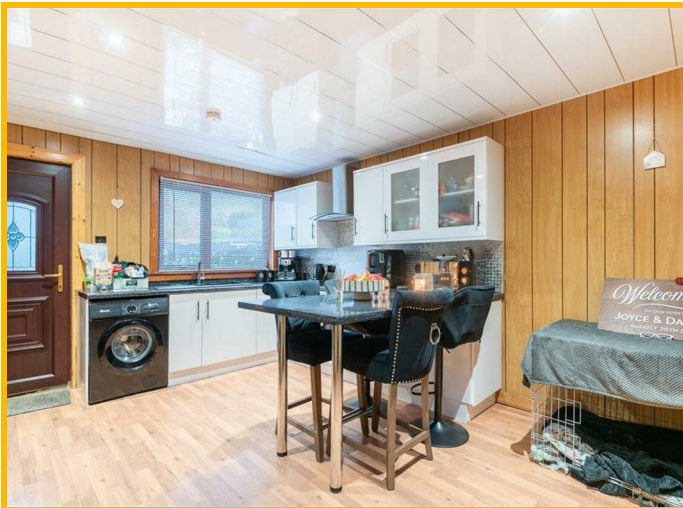




7 Fordell Road, Glenrothes, KY7 6SA
Offers Over £125,000

SPACIOUS 3 Bedroom Mid-terraced Villa, READY TO MOVE IN with front and rear gardens and OFF STREET PARKING. Situated in a convenient location close to the local amenities including the Primary School appealing to a first time buyer or family. Easy access into the town centre with all essential amenities including the bus station. Train stations in nearby Thornton and Markinch are ideal for commuting to Dundee, Edinburgh and beyond. Accommodation: Hall, living room, dining kitchen, 3 bedrooms, a shower room and a bathroom. DG. GCH. Front and rear gardens. Off Street Parking. 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 UPVC door with a decorative opaque double-glazed inlet leading into the lower hall. Carpeted stairway leads to the upper landing. A cupboard provides ample storage space. Radiator. Laminate flooring.

BEDROOM 1

8'7" x 7'5" (2.64m x 2.28m)

Bright bedroom with a double-glazed window to the front. Radiator. Carpeted.

BEDROOM 2

11'7" x 9'3" (3.55m x 2.82m)

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

DINING KITCHEN

16'4" x 11'9" (4.98m x 3.60m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Fixed worktop provides a social dining space. Integrated appliances include an electric hob, extractor fan and an oven below. Ample space for freestanding appliances

and additional dining furniture. A cupboard provides shelving/storage space, under stair cupboard with more storage space. Double-glazed window to the rear overlooking the garden. Radiator. Laminate flooring. UPVC door with an opaque double-glazed inlet leads to the rear garden.

SHOWER ROOM

5'5" x 4'1" (1.66m x 1.25m)

3-piece suite comprising: W.C, vanity wash hand basin and a wet walled shower enclosure with a pivot screen and an electric shower unit. Fully tiled. Tiled flooring.

UPPER LANDING

Leading to the living room, bedroom and the bathroom. Carpeted.

LIVING ROOM

14'2" x 11'9" (4.33m x 3.60m)

Good-sized, bright living room with 2 double-glazed windows to the side. Radiator. Carpeted.

BEDROOM 3

11'10" x 9'3" (3.61m x 2.84m)

Double bedroom with a double-glazed window to the rear. A cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM

6'4" x 5'5" (1.95m x 1.67m)

3-piece suite comprising: W.C, wash hand basin and a bath. Cupboard houses the gas central heating condenser combi boiler with fixed shelving/storage space. Fully wet walled. Tiled flooring.

GARDEN

The front garden is low maintenance laid with gravel and paving; enclosed within a timber fence surround. A paved driveway provides off street parking, with additional residential and visitor parking adjacent to the property. The enclosed rear garden is again low maintenance laid with paving and elevated timber decking provides a great spot for garden furniture to relax and enjoy time in the sun. A timber

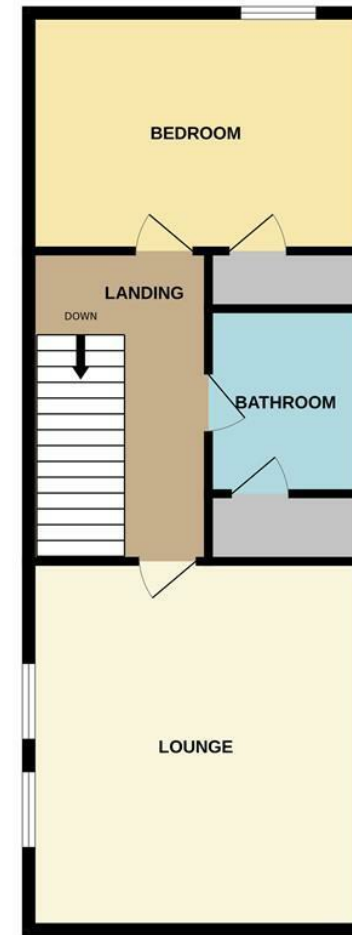
gate leads to the public green space at the rear with a children's play park and quick access to the local shops.

AGENTS NOTES

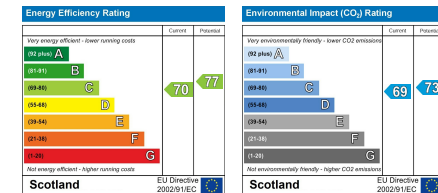
Please note that all room sizes are measured approximately to the widest points.







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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