

96 Waverley Drive, Glenrothes, KY6 2LY

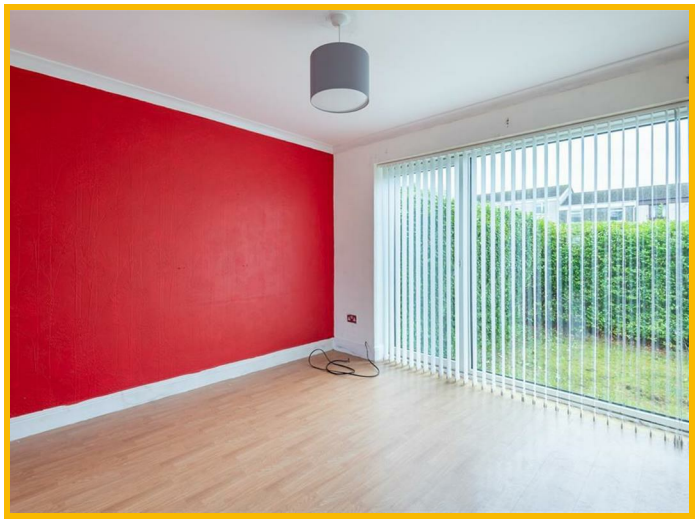
Offers Over £95,000

Fife Properties

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Fife Properties

SPACIOUS 3 Bedroom Mid Terraced Villa with good-sized living areas, front and rear gardens and the OPPORTUNITY TO ADD VALUE. Situated within WALKING DISTANCE of the local Primary School and a short drive to the Retail Parks, Town Centre with Bus Station, Cinema, and Theatre, and on to Train Stations providing excellent travel links with Dundee and Edinburgh City Centre. Accommodation: Hall, lounge, dining kitchen, 2 double bedrooms, single bedroom and a bathroom. DG. GCH. Front and Rear Gardens. Outbuilding. 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 opaque double-glazing leading into the lower hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Under stair storage area. Radiator. Laminate flooring.

LOUNGE
13'5" x 11'5" (4.10m x 3.49m)
Bright lounge with a double-glazed window to the front. Cupboard provides storage space. Coving. Radiator. Carpeted. Doorway to the dining kitchen.

DINING KITCHEN
17'11" x 8'9" (5.48m x 2.68m)
Spacious dining kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below. Space for freestanding appliances and dining furniture. Radiator. Laminate flooring. UPVC double-glazed door leads to the decking and rear garden.

UPPER LANDING
Hatch provides access to the roof space. Carpeted.

BEDROOM 1
11'3" x 9'8" (3.44m x 2.97m)
Double bedroom with a double-glazed window to the rear. Cupboard houses the gas central heating combi boiler with shelving/hanging storage space. Radiator. Carpeted.

BEDROOM 2
9'10" x 8'4" (3.00m x 2.55m)
Additional double bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3
9'4" x 6'9" (2.86m x 2.08m)
Single bedroom with a double-glazed window to the front. Radiator. Carpeted.

BATHROOM
6'3" x 5'11" (1.91m x 1.81m)
3-piece suite comprising: W.C, wash hand basin and a bath with an electric shower unit above. Opaque double-glazed window to the rear. Partially tiled. Radiator. Laminate flooring.

GARDEN
The front garden is laid to lawn with an established hedge providing privacy. The enclosed rear garden is mainly laid to lawn with a paved area at the far end with a timber gate leading to the residential parking. A raised timber decking provides an ideal spot for garden furniture to relax in the sun. An outbuilding provides outdoor storage space.

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

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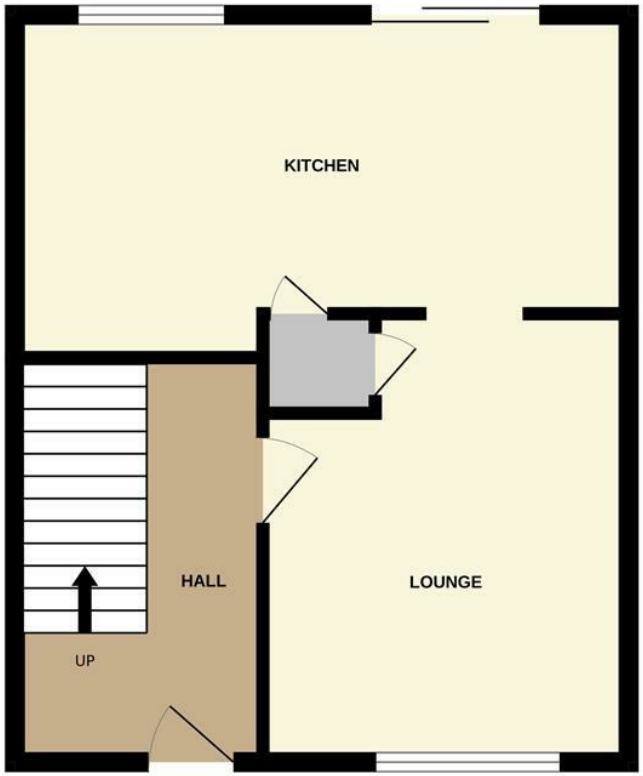




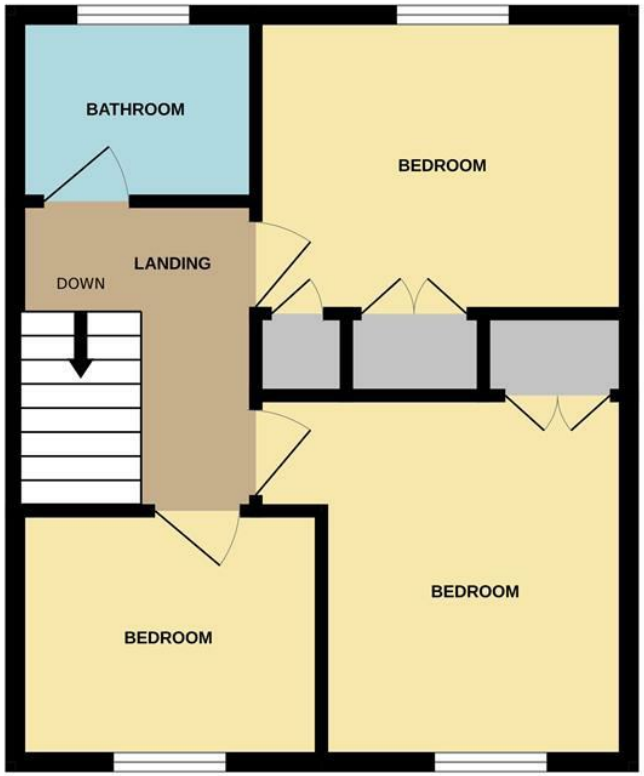


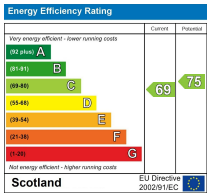


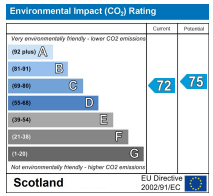
GROUND FLOOR



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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