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8 Bighty Road

, Glenrothes, KY7 5AU

Offers Over £115,000

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Situated within the highly sought-after Woodside precinct of Glenrothes, this well presented mid-terraced villa offers spacious and versatile accommodation, generous storage throughout and attractive gardens to the front and rear. Perfectly suited to first-time buyers, young families or those looking to downsize, the property combines comfortable living space with a convenient location. The accommodation comprises a bright and welcoming lounge, a dining room to the rear which could also serve as a third bedroom or additional family room, a fitted kitchen, two generously proportioned double bedrooms and a stunning contemporary family bathroom. The home further benefits from excellent built-in storage, gas central heating, double glazing, a fully enclosed rear garden and a pleasant open outlook to the front.

The property is set in the Woodside precinct with good amenities close-by including schools, the town centre, Rothes Halls Theatre and Library and the Michael Woods Leisure Complex. The property is within easy reach of the A92 trunk road which provides access throughout Fife and on to Dundee, Edinburgh, Perth and beyond. There is a local extensive bus service across Fife and beyond and Train Stations are nearby at both Thornton and Markinch. The surrounding Fife countryside is ideal for outdoor pursuits including Cluny Clays Activity Centre, Lomond Hills Regional Park, Balbirnie Park, Markinch, Riverside Park to name but a few. There is an abundance of golf courses very nearby and St Andrews, home of golf, is a 30 minute drive away.







Entry
Entry to the property is via the front entry door into the entrance hallway or rear door into the kitchen.

Entrance Hallway
A welcoming entrance hallway is accessed via timber door with decorative glazed inset. Attractive glass window feature to the side of the property. The hallway offers practical open under-stair storage together with a useful cupboard housing the utility meters. A staircase leads to the upper level accommodation. Door into lounge and kitchen.

Lounge 11'7" x 10'1" (3.55 x 3.08)
Situated to the front of the property, the bright and spacious lounge enjoys an attractive open outlook through a large picture window. This inviting reception room is a lovely blank canvas for anyone and provides access to the dining room or third bedroom.

Dining Room/Third Bedroom 9'10" x 9'8" (3.0 x 2.96)
Formally part of the lounge area, this dining room or third bedroom is flexible of use, located to the rear of the property and enjoys pleasant views over the garden.

Kitchen 9'10" x 7'9" (3.0 x 2.38)
Positioned with window overlooking the rear of the home, the kitchen is fitted with a range of floor and wall-mounted units providing good storage and worktop space. There is ample room for appliances and direct access is provided to the rear garden via a timber and glazed external door.

Upper Hallway
The staircase leads to the upper landing which provides access to both bedrooms, the family bathroom and loft space via a ceiling hatch.

Bedroom 14'6" x 9'6" (4.44 x 2.9)
A generous double bedroom located to the front of the property. This attractive room benefits from excellent built-in storage including a deep shelved cupboard and an additional storage area accessed via double cupboard doors. The room offers ample space for a full range of bedroom furniture and enjoys a pleasant outlook to the front.

Bedroom 11'5" x 10'0" (3.5 x 3.05)
Situated to the rear, the second double bedroom is another well-proportioned room enjoying views over the rear garden. Excellent storage is provided by a built-in double wardrobe together with an additional single cupboard, making this an ideal principal or guest bedroom.

Bathroom
The stylish family bathroom has been beautifully upgraded and is presented in immaculate condition. Finished with contemporary wet wall panelling, the suite comprises a vanity wash hand basin with vanity storage below, WC and bath with Triton shower and screen above. This stunning bathroom offers a modern, low-maintenance finish and is a real standout feature of the home.

Gas Central Heating
The property benefits from gas central heating with the boiler located in the attic space.

Double Glazing
Double glazed windows and door panes throughout the property.

Gardens
The property enjoys a particularly pleasant chipped front garden enclosed by an attractive low-level brick wall. The setting offers an open outlook and enhances the property's kerb appeal. To the rear is a fully enclosed garden which provides a safe and private outdoor space. The garden incorporates a paved patio area ideal for outdoor seating and entertaining, together with a lawn section and garden shed providing additional storage. This is a great space to make your own and to enjoy the good weather!

Viewing
Viewing by appointment only. Please arrange your individual time slot by calling us on 01592 757114 or email us at property@innesjohnston.co.uk

Do you have a property to sell?
If you're thinking of selling and would like expert advice or a market appraisal, call us on 01592 757114 to book your free, no-obligation appointment.

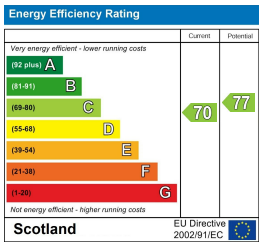
Area Map

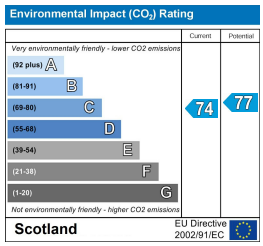






Energy Efficiency Graph





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