



# 14 Gifford Court

, Glenrothes, KY6 1NF

Offers Over £140,000



A beautiful two-bedroom detached bungalow, designed for comfortable living in the exclusive Gifford Court Over 55's development. This highly sought-after home is presented in truly immaculate, move-in condition and offers a bright lounge, a well-appointed kitchen, two double bedrooms and a modern shower room. Complementing the interior are attractive private front and rear gardens and private parking space to the front. Gas central heating and double glazing throughout. Ideal for early retirees or couples looking for a peaceful, low-maintenance home.

Situated in a popular residential pocket within Glenrothes, you'll benefit from excellent local amenities, including shops, supermarkets, leisure facilities, and highly regarded schools. The town centre, Rothes Halls Theatre and Library and the Michael Woods Leisure Complex are all nearby. 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 nearby and St Andrews, home of golf, is approximately 30 minute drive away.





Entry

Entry to the property is via an attractive timber and glazed door to the side, leading into the entrance hallway.

Entrance Hallway

The hallway provides access to all accommodation and benefits from a useful storage cupboard complete with coat hooks and housing the Logic gas central heating boiler. A loft hatch provides access to the roof space.

Lounge 11'5" x 10'6" (3.49 x 3.22)

The bright and inviting lounge enjoys a pleasant outlook to the front of the property and provides an ideal space for relaxing and entertaining. A focal point is created by the attractive electric fire and decorative surround, whilst the room offers room for your furniture arrangements.

Kitchen 8'10" x 7'10" (2.71 x 2.41)

Positioned to the front of the property, the lovely kitchen is fitted with a range of modern wall and base mounted units together with complementary work surfaces. There is a gas hob with extractor hood above, built-in oven and a sink with drainer. Space is provided for a fridge freezer and washing machine. The kitchen is presented in excellent condition and offers a practical and stylish space for everyday living.

Bedroom 10'11" x 9'0" (3.33 x 2.75)

A generously proportioned double bedroom situated to the rear of the property. The room benefits from double mirrored wardrobes, providing ample hanging and shelving space.

Bedroom 10'5" x 7'4" (3.18 x 2.25)

Currently utilised as an additional sitting room, the second double bedroom is another attractive and versatile space overlooking the rear garden. The room also benefits from mirrored fitted wardrobes, making it equally suitable as a bedroom, dining room, hobby room or home office.

Shower Room

The contemporary shower room, with window to the side of the property, is fitted with a corner shower cubicle, wash hand basin and toilet. Finished in neutral tones, the room is well presented and maintained to a high standard.

Gas Central Heating

The property benefits from gas central heating. The Logic boiler was replaced in March 2025 and is under warranty.

Double Glazing

Double glazing to windows and panes.

Gardens

The front garden has been attractively landscaped with chipped areas, mature plants, shrubs and trees, creating excellent kerb appeal. A pathway to the side of the property leads to the fully enclosed rear garden which enjoys a delightful woodland backdrop. Designed for ease of maintenance, the garden incorporates paved patio areas, decorative planting, established shrubs and a charming summer house, providing a perfect setting for outdoor relaxation and entertaining.

Private Parking

A private parking space is located to the side of the property.

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](mailto:property@innesjohnston.co.uk)

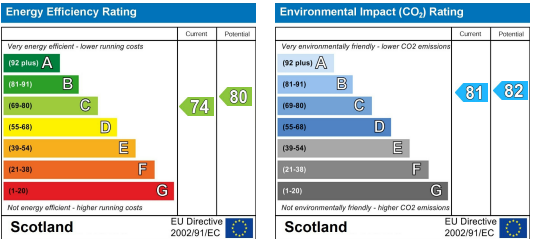
Do you have a property to sell?

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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