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Rowanlea Station Road

, Thornton, KY1 4DP

Offers Over £160,000

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Nestled in the highly sought-after village of Thornton, this detached cottage presents an exciting opportunity for those with a vision. Brimming with character and potential, this property is a blank canvas awaiting refurbishment works to restore it to its former glory. This property benefits from a prime position, offering beautiful open views to the front and rear, overlooking tranquil, open fields. Imagine waking up to this serene outlook every morning and enjoying the peaceful countryside from your own doorstep.

Currently comprising lounge, a functional kitchen, three well-proportioned bedrooms (or could be used as two bedrooms plus dining room) and a family bathroom. The existing layout offers a foundation to build upon and put your own stamp on this property.

Thornton is a vibrant and popular village known for its strong community spirit and excellent local amenities. Enjoy easy access to local shops, transport links, and a range of recreational facilities, all while being surrounded by the idyllic Fife countryside. One of Thornton's key strengths is its superb accessibility. The village has its own railway station, "Glenrothes with Thornton," which provides a convenient link for commuters. In addition, the A92 trunk road is easily accessible, offering swift and easy travel to Edinburgh, Dundee, and Perth. Regular bus services also connect the village to surrounding areas, ensuring you're never far from

Entrance Vestibule

Entry to the property is via attractive double glazed door into the entrance vestibule. This leads into the entrance hallway which provides access to all rooms other than the kitchen.

Lounge 13'2" x 13'6" (4.02m x 4.12m)

Spacious lounge to the rear of the property with window overlooking the garden. Features fireplace with gas fire. Shelved area to wall. Access to kitchen.

Kitchen 13'5" x 7'10" (4.10m x 2.40m)

Functional kitchen fitted with base and wall units. Space for appliances and windows to side and rear with door leading to rear garden. Newly installed hot water heater below sink.

Bedroom/Dining Room 13'0" x 9'8" (3.98m x 2.96m)

Spacious front facing room with lovely open outlook. This room is flexible of use and could be used as a bedroom or a dining room. Features fire surround and handy shelved area with shallow cupboard below.

Bedroom Front

Double bedroom to the front of the property with open outlook and shallow cupboard with shelves.

Bedroom Rear 10'1" x 9'8" (3.08m x 2.97m)

Rear facing bedroom with space for freestanding furniture.

Bathroom

Rear facing bathroom comprising bath, wash hand basin and toilet. Storage cupboards to one wall.

Double Glazing

The property benefits from UPVC double glazed windows and doors.

No Active Central Heating

Whilst the property benefits from radiators, the boiler has been labelled unsafe to use and is in need of replacement. A suitably qualified heating engineer will be able to inspect and provide cost estimates. So, currently there is no central heating in the property. Accordingly, the only source of heat is from the gas fire and fireplace in the front bedroom/dining room.
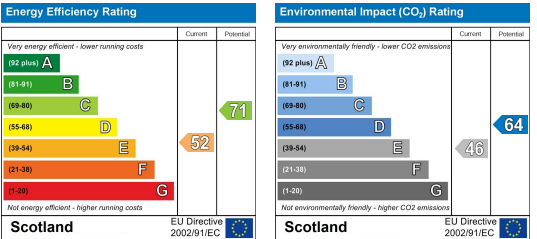
Gardens

The front garden is laid to mono bloc with boundary wall and has lovely open views to the field in front. The overgrown rear garden requires maintenance but is a super size with lots of potential and has beautiful open views onto the fields behind. A real blank canvass!

Area Map

Energy Efficiency Graph