



innes johnston  
SOLICITORS

Tel: 01592 757114  
Email: [property@innesjohnston.co.uk](mailto:property@innesjohnston.co.uk)  
[www.innesjohnston.co.uk](http://www.innesjohnston.co.uk)



## 29 Hazel Place

Leslie, Glenrothes, KY6 3LW

Offers Over £160,000



Nestled in the heart of the popular village of Leslie, this beautifully presented semi-detached villa offers the perfect blend of space, comfort and modern living. From the bright, sun-filled lounge to the generous private gardens, every inch of this home has been designed for family life. With three true double bedrooms, a good sized dining kitchen, bathroom and upstairs toilet. Boasts gas central heating and double glazing for efficiency. Driveway to the side covers your parking needs. A really super and spacious property which I do not expect to stay on the market for long!

Welcome to Leslie, a picturesque and historic village that offers the perfect blend of community living and modern convenience. Nestled beside the bustling new town of Glenrothes, Leslie provides excellent local amenities, making it a highly desirable location for families, professionals and those seeking a quieter pace of life. Leslie boasts a strong sense of community, with a charming high street offering a selection of local shops, traditional pubs and eateries. The village is home to a public park, a popular 9-hole golf course and Leslie Primary School. The area is well-served by public transport, with regular bus services connecting Leslie to Glenrothes, Kirkcaldy and other nearby towns. For commuters, the mainline railway station at Glenrothes with Thornton provides direct links to Edinburgh and beyond, making it ideal for those who work or travel further afield.

Viewing by appointment only!



Entry

A warm and welcoming introduction to the home, providing access to the lower level and stairs leading to the upper floor. Generous under stair cupboard providing hanging and storage with base drawer units to one side. Doors to lounge, kitchen and bathroom.

Lounge

Located to the front of the property, this lovely bright lounge serves as the heart of the home. Large windows flood the space with natural light, creating an airy yet cosy atmosphere for relaxing. Focal electric fire and surround and two cupboards with shelving and housing the meters.

Kitchen

This fitted kitchen is designed for both functionality and socializing. It features ample storage and workspace, with space for dining, perfect for family meals. Features cooker, washing machine and American fridge/freezer included in the sale. Window to the rear and door providing access to the fully enclosed rear garden, making indoor-outdoor entertaining a breeze.

Bathroom

The downstairs bathroom is crisp and fresh, featuring a clean, contemporary suite comprising of bath with twin shower attachment, toilet and sink with vanity unit below. Window to the rear and ladder radiator. Features attractive wet walls for easy cleaning and maintenance.

Upper Landing

Stairs to upper landing with two windows, one to the side and the other to the front, offering ample natural light to the upper level.

Bedroom

A generous double bedroom with plenty of space. Front facing window offering a pleasant outlook and bright ambiance. Storage is taken care of with a double door wardrobe, plus another two good sized cupboards. You won't be stuck!

Bedroom

Another well-proportioned double room, perfectly suited as a guest room or a spacious children's bedroom, this time with window formation to the rear of the property. Wardrobe with double doors provides hanging and storage space and also housing the boiler.

Bedroom

A super third double bedroom, ensuring there is no "small room" in the house. Ideal for a growing family or a generous home office.

Toilet

Very convenient upstairs toilet with wash hand basin and wc.

Gas Central Heating

The property benefits from gas central heating throughout.

Double Glazing

Windows and door panes are double glazed.

Driveway

Great size driveway to property offering parking for several cars.

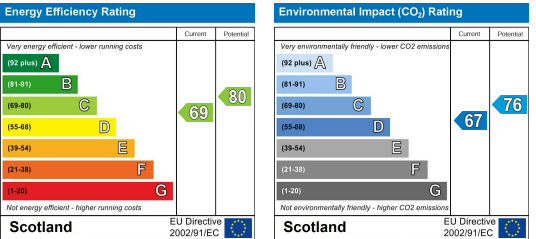
Gardens

The front garden is laid to lawn and provides a pleasant open outlook onto the street. The rear garden is fully enclosed, providing a safe, private space for children, pets, and summer BBQs, when we have the weather! Please note that the shed is included in the sale.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.