



26 Scott Path

, Glenrothes, KY6 1AH

Offers Over £85,000



Situated within the highly sought-after South Parks area of Glenrothes, this two-bedroom terraced villa offers excellent potential for first-time buyers, investors, or those looking to put their own stamp on a property. The accommodation comprises an entrance hall, bright and spacious lounge/dining room, kitchen, two well-proportioned bedrooms and a shower room. While the property would benefit from a degree of upgrading and modernisation, it further benefits from gas central heating, double glazing and attractive easy-maintenance gardens. Conveniently located close to local amenities, schooling and transport links, this is an excellent opportunity to acquire a home with great potential in a desirable residential setting.

The property is set in the highly sought after South Parks 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 a timber panelled door into the entrance vestibule, or rear access via UPVC door into the kitchen.

Entrance Hall

The welcoming entrance hall provides access to the ground floor accommodation and staircase leading to the upper level. A practical space with shelved storage cupboard and another small cupboard housing the electricity meter.

Lounge/Dining Room 19'3" x 11'5" (5.89 x 3.48)

A generously proportioned dual-purpose reception room providing ample space for both lounge and dining furniture. Windows to the front and rear, allows natural light to flood the room, creating a bright and airy feel.

Kitchen 9'6" x 7'11" (2.92 x 2.43)

The kitchen is positioned to the rear of the property. While functional, the kitchen would benefit from upgrading, offering purchasers the opportunity to create a contemporary cooking area tailored to their own specification. Door and window out to the pleasant rear garden.

Upper Hallway

The upper hallway provides access to both bedrooms and the shower room. Loft hatch.

Bedroom 14'11" x 8'9" (4.55 x 2.69)

A well-sized double bedroom enjoying a pleasant outlook to the front of the property and offering ample space for free-standing furnishings. The room also benefits from a storage cupboard with shelf which also houses the boiler.

Bedroom 11'5" x 10'4" (3.5 x 3.15)

A further good-sized bedroom overlooking the rear, ideal as a guest room, child's bedroom, or home office with space for freestanding furniture. Cupboard with shelves and housing the water tank.

Shower Room

The shower room is fitted with a shower enclosure, wash hand basin and toilet. The room serves the property well but also offers scope for cosmetic updating if desired. Wet wall and tiling to walls with window to the rear of the property.

Gas Central Heating

There is a gas fired Worcester Greenstar Ri central heating boiler located within a bedroom cupboard. This supplies a system of radiators throughout the property. The boiler supplies domestic hot water via a hot water storage tank in a bedroom cupboard.

Double Glazing

The property benefits from double glazing to windows.

Gardens

The property benefits from a low-maintenance garden to the front with chipped sections. The rear, provides a great outdoor space with paved and lawn sections. Enclosed by fencing, with a gate onto the path, handy for access and bin maintenance. Shed included in sale.

Viewing

Please call us on 01592 757114 or email us at property@innesjohnston.co.uk to book your viewing slot!

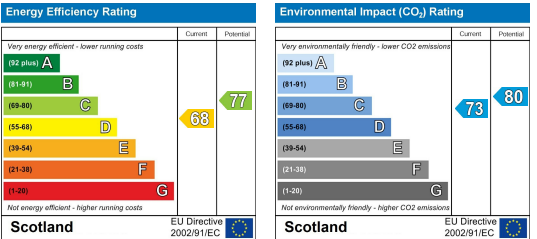
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Area Map



Energy Efficiency Graph



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