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## 343 Delgatie Avenue

, Glenrothes, KY7 4QD

Offers Over £135,000



Presented in lovely, walk-in condition throughout, this impressive three-bedroom end terraced villa offers a perfect blend of contemporary style and functional living. The heart of the home is a the elegant open-plan ground floor, seamlessly integrating a stylishly fitted kitchen with a spacious lounge and dining area, featuring French doors that open onto a beautifully maintained rear garden. The accommodation upstairs comprises of three good sized bedrooms and family bathroom. The property benefits from gas central heating and double glazing throughout, ensuring year-round comfort. Externally, the home boasts a private rear garden and a significant highlight: a fully insulated garden room with electric heaters, currently utilised as a professional treatment room—ideal for those seeking a dedicated home office or business space.

Situated in a popular residential area of Glenrothes, you'll benefit from excellent local amenities, including shops, supermarkets, leisure facilities, and highly regarded schools. Commuting is made easy with convenient access to major road networks and public transport links. 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.

Viewing by appointment only!



Entry

Entry to the property is via a modern UPVC door with side panel into the entrance hallway.

Entrance Hallway

A bright and welcoming entry point leading to the main living areas and upper floor. Features a large walk in cupboard (which I have seen some being converted into a downstairs toilet, subject to planning of course). This generously sized cupboard provides essential storage for coats, shoes, and household items. Stairs to upper landing. The lower level is fitted with quality, eye catching "Dolce Walnut" flooring.

Lounge/Dining Room 11'4" x 17'0" (3.47 x 5.2 )

A beautiful, light-filled living space with a large picture window and decorated to a high standard. The open plan dining area offers ample space for family gatherings and features French doors providing a seamless transition to the outdoor patio.

Open Plan Kitchen 8'10" x 18'3" (2.70 x 5.57 )

A modern, fitted kitchen integrated into the open-plan layout. Equipped with a range of wall and base units, quality countertops, sink and drainer with integrated appliances, including extractor, "Miele" tumble drier, washing machine and dishwasher. Whilst the seller adores her range cooker and wants to keep it, it might be open to separate negotiation (if we can talk her out of not taking it with her). Window to the front of the property and French Doors, as previously mentioned into the rear garden.

Upper Landing

This upper landing gives access to two storage cupboards, one housing the boiler and loft hatch with Ramsay ladder.

Bedroom 1 (on floor plan) 9'9" x 11'3" (2.98 x 3.45 )

A well-proportioned double bedroom overlooking rear garden. This room is currently housing a huge American, Queen size sleigh bed, so I would expect there would be plenty of space for your own furniture!

Bedroom 2 (on floor plan) 7'2" x 11'3" (2.19 x 3.45 )

A versatile bedroom, perfect for a child's room, nursery, study or dressing room. Window to the rear of the property.

Bedroom 3 (on floor plan) 8'5" x 17'11" (2.57 x 5.48 )

Another spacious and peaceful double bedroom, nicely decorated with window to the rear. Features double mirror wardrobes with hanging and storage.

Bathroom

A contemporary, crisp and clean suite comprising a P-shaped bath with twin shower head attachments, wash hand basin with vanity unit below and toilet. Boasts feature wall with inset light-up mirror which is also heated to remove the steam when bathing and high gloss white wall units to either side, offering great storage space. Very attractive and practical! Finished with stylish wet wall and modern fixtures. Window to the front of the property and ladder radiator.

Gas Central Heating

The property benefits from gas central heating with boiler in cupboard on upper hallway.

Double Glazing

Double glazing to windows and doors.

Gardens

The small section of front garden is chipped and directly onto the pavement. The enclosed rear outdoor space is designed for low maintenance and relaxation. It features easily maintained decking, perfect for alfresco dining and leads to the garden room.

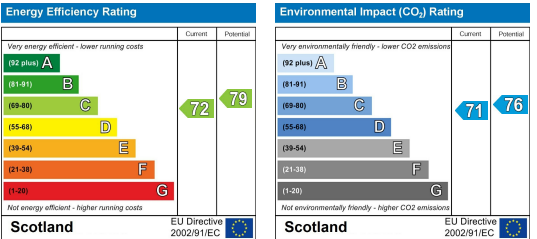
Garden Room

Wow!! Located in the rear garden, this detached timber-built outbuilding is fully powered, insulated and has electric heaters. Divided into two rooms and having been successfully used as a professional treatment room, it offers a private, quiet environment separate from the main house, suitable for a variety of uses including a home gym, salon, or executive office. A super outdoor addition!

Area Map



Energy Efficiency Graph



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