



19 Coater Road

, Glenrothes, KY7 6WB

Offers Over £285,000



A stunning "nearly new" home with all the bells and whistles!

Welcome to Coater Road—an exceptional, immaculately presented three-bedroom detached villa that feels straight out of a show home. Built by the renowned Bellway Homes, this popular 'Rosedale' house type offers a bright, free-flowing design. Inside, the property is in flawless condition, while the exterior features a single garage and a highly coveted, sunny rear garden. Presented in absolute "as new" condition, this stunning 3-bedroom home, perfectly blends modern family living with stylish elegance. Featuring an open-plan lounge/dining room layout, quality modern kitchen, downstairs toilet, en-suite and family bathroom. Gas central heating, double glazing and four solar panels fitted to the roof. Externally we have a single garage, and a fabulous sunny rear garden, this property is a rare find.

The property is set within a popular, residential estate within Glenrothes 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 attractive UPVC door into the entrance hall.

Entrance Hall
Entrance hallway provides access to the downstairs toilet with an attractive glass door into the lounge/dining room.

Toilet
A convenient and immaculate ground-floor cloakroom fitted with modern sanitaryware comprising toilet and wash hand basin. Window to the front of the property and mirrors to two walls. Ladder radiator.

Lounge/Dining Room 22'9" x 16'10" (6.95 x 5.15)
A wonderfully bright and expansive open-plan space perfect for entertaining and dining. Bathed in natural light, this area serves as the heart of the home and features front facing window formation, plus elegant French doors that seamlessly connect the indoor living space to the fabulous rear garden. Stunning media wall with built in 75 inch Samsung Smart TV (which is included in the sale), modern electric feature fire and shelving to both sides. This is a real focal point of the room! Stairs to upper landing.

Kitchen 14'4" x 12'1" (4.38 x 3.7)
A sleek, white high gloss, contemporary kitchen boasting quality integrated appliances, ample worktop space, and an abundance of stylish cabinetry. Designed for both functionality and aesthetic appeal. Integrated appliances include hob, oven, extractor, dishwasher, fridge/freezer, sink and drainer. The freestanding washing machine is also included in the sale. Handy walk in larder/storage cupboard and door to the side into the garden. Window formation overlooking the rear garden.

Upper Landing
The upper landing provides access to bedrooms and family bathroom. Window to the side of the property and loft hatch.

Master Bedroom 14'1" x 12'5" (4.3 x 3.8)
Luxurious and spacious double bedroom offering a peaceful retreat, complete with its own private en-suite shower room. Features triple mirror wardrobes, offering an abundance of hanging and storage space. Window to the side of the property and door to en suite.

En Suite
Fresh, modern and crisp suite, featuring spacious shower cubicle, toilet and sink. Window to the side of the property and ladder radiator.

Bedroom 15'8" x 8'5" (4.8 x 2.57)
Generous second double bedroom, offering plenty of space with double mirror wardrobes, offering great storage options. Window to the front of the property.

Bedroom 8'5" x 8'2" (2.57 x 2.5)
Versatile third bedroom, perfect for a child's room, guest accommodation, or a desirable home office. Again benefits from mirror sliding wardrobes and front facing window.

Bathroom
Pristine, as-new family bathroom finished with high-quality fixtures and fittings to service the upper floor. Comprising toilet, wash hand basin with vanity drawers below and bath. Window to the side of the property. Ladder radiator.

Gas Central Heating
The property is heated via gas central heating with the "Logic" boiler located in the kitchen larder cupboard.

Double Glazing
The property benefits from quality double glazing to windows and door panes.

Solar Panels
The front roof slope features 4 solar panels.

Driveway
Mono bloc driveway to the front of the property, leading to the garage.

Garage
The property features a practical single garage with power and light and a neat frontage, offering excellent kerb appeal and secure parking/storage. Also benefits from a EV car charger point.

Gardens
The gardens are so lovely! The front being laid to mono bloc with a section of lawn and chips. Side access into the rear garden. The fully enclosed, incredibly sunny, and private rear garden is a beautiful oasis for summer dining, children, and pets. The rear garden is laid with modern paving and a section of Astro turf, making this as low maintenance as it is beautiful. It also benefits from lower level sheds which could offer cover a variety of uses, or be removed should the purchaser not wish them included. Electric power points and an outside water tap, making outdoor entertaining, gardening, or powering a workshop a breeze.

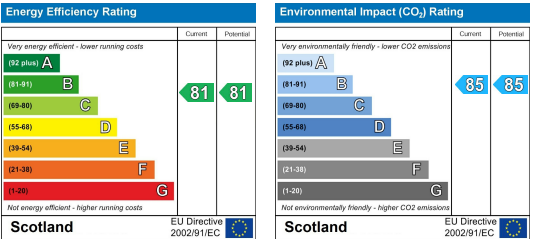
Viewing
Please call us on 01592 757114 or email us at property@innesjohnston.co.uk to book your viewing slot!

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



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.

14 North Street, Glenrothes, KY7 5NA
Tel: 01592 757114 Email: property@innesjohnston.co.uk www.innesjohnston.co.uk