



## 22 Well Gardens

, Glenrothes, KY7 5HW

Offers Over £115,000



Great opportunity to acquire a super two-bedroom end-terrace villa, occupying a prime corner position within the highly sought-after Woodside area of Glenrothes. This well presented home offers bright and spacious living throughout, perfectly suited for first-time buyers, small families, or those looking to downsize. Accommodation comprises of lounge, modern kitchen, two double bedrooms and bathroom. Gas central heating and double glazing. Spacious gardens area to front, side and rear with woodland backdrop.

Situated in a popular Woodside area of Glenrothes, you'll benefit from excellent local amenities, including shops, supermarkets, leisure facilities, and highly regarded nursery and 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!



## Entrance Hallway

Entrance via attractive UPVC door with side window. A welcoming and bright entrance hallway that sets the tone for the rest of the home. It provides a practical space for coats with a shallow storage cupboard with hooks, a second cupboard housing the boiler and a third housing the meters. Staircase leading to the upper level and access through to the lounge and kitchen.

## Lounge 19'4" x 11'2" (5.9m x 3.42m)

The heart of the home is this spacious and airy lounge, flooded with natural light from the large front and rear facing windows. The generous floor space allow for various furniture configurations, making it the perfect spot for both relaxation and entertaining. Attractive electric fire and surround to the main wall.

## Kitchen 9'6" x 7'9" (2.9m x 2.38m)

A well-appointed, modern fitted kitchen featuring a range of base and wall-mounted units with worktop surfaces. Designed for efficiency and style, featuring hob, oven, extractor and fridge. Rear window and door leading to garden.

## Upper Hallway

Provides access to both bedrooms and bathroom. Further window at the top landing and loft hatch.

## Bedroom 14'9" x 8'9" (4.51m x 2.67m)

This primary double bedroom is a spacious retreat with window to the front of the property. Super sized cupboard with rail and shelf offering storage.

## Bedroom 10'3" x 9'6" (3.14m x 2.9m)

A further well-proportioned double bedroom with window situated to the rear, offering a peaceful outlook over the garden grounds and the mature woodland beyond. This versatile room is perfect as a guest bedroom, children's room, or a quiet home office. Features double mirror wardrobes providing hanging and storage space.

## Bathroom

The modern family bathroom is fitted with a clean, white three-piece suite. Comprises of bath with shower attachment, wash hand basin and toilet. Window to the rear and ladder radiator.

## Gas Central Heating

The property enjoys gas central heating throughout.

## Double Glazing

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

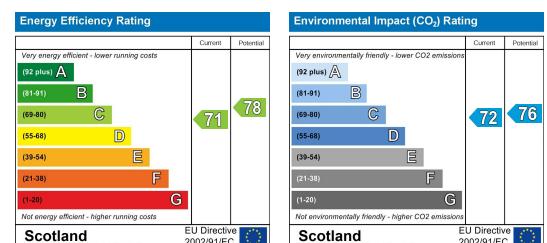
## Gardens

This home enjoys wrap-around gardens which provide a fabulous outdoor space. The front garden is laid to lawn, extending round to a lawned side garden with gate into the rear garden. The rear garden is of a good size, enclosed by fencing and shrubbery for privacy and backing onto woodland, ensuring it isn't overlooked. Detached brick garden store offering external storage.

## Area Map



## Energy Efficiency Graph



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