



## 18 CORNHILL ROAD GLENROTHES, KY7 4TJ

**£155,000**  
**FREEHOLD**

New for sale a Beautiful Extended Semi Detached Bungalow in generous garden plot within a small private cul de sac, freshly presented with Oak internal doors & facings. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a flexible modernised home comprising: Entrance Hall - Bright Double Bedroom - Generous Open Plan Lounge/ Dining Room - Modern Fitted Kitchen - Utility Room - Modern 4 Piece Bathroom. Benefitting from DG- GCH - EPC C- HOME REPORT £155,000. Externally generous maintained gardens to front, side & rear. Double driveway leads to single garage with electric door & internal access. Early viewing highly recommended of this lovely/ flexible home.



**home sweet home**  
**estate agents**  
your local property experts

# 18 CORNHILL ROAD

• BEAUTIFUL EXTENDED SEMI DETACHED BUNGALOW • SPACIOUS DOUBLE BEDROOM WITH WARDROBE • FLEXIBLE OPEN PLAN LOUNGE - DINING ROOM • FITTED KITCHEN & UTILITY ROOM • DBL DRIVE - SINGLE GARAGE ELECTRIC DOOR • DG- GCH - EPC C - HOME REPORT £155,000 • GENEROUS GARDENS TO FRONT/ SIDE & REAR • MODERN 4 PIECE BATHROOM/WC • OAK DOORS/ FACINGS THROUGHOUT • SMALL PRIVATE CUL DE SAC



## FULL DESCRIPTION

New for sale a Beautiful Extended Semi Detached Bungalow in generous garden plot within a small private cul de sac, freshly presented with Oak internal doors & facings. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a flexible modernised home comprising: Entrance Hall - Bright Double Bedroom - Generous Open Plan Lounge/ Dining Room - Modern Fitted Kitchen - Utility Room - Modern 4 Piece Bathroom. Benefitting from DG- GCH - EPC C- Home Report £155,000. Externally generous maintained gardens to front, side & rear. Double driveway leads to single garage with electric door & internal access. Early viewing highly recommended of this lovely/ flexible home.

## LOCATION

Glenrothes is one the most successful New Towns created in Scotland with many New technology business based there. Situated adjacent to the A92 Road Network for commuting to Dundee - Perth - Aberdeen - Edinburgh - Glasgow. Train Links Provided @ Markinch Mainline Station & Thornton. Variety of primary Schooling & Secondary Schooling facilities are provided. Local Shopping provided in the Kingdom Centre & various retail outlets. Amenities include 18 Hole Golf Course at Glenrothes Golf Course & Balbirnie Golf Club. Michael Woods Sports Centre provides up to date Sports & Leisure facilities for all tastes.

## ENTRANCE HALLWAY

Welcoming entrance with Oak doors & facings. Loft access. Linen cupboard houses electrics. Hive heating control. Tiled floor.

## DOUBLE BEDROOM

Bright & spacious double bedroom with double mirrored wardrobes. DG window to front. Coved edging. Laminate floor.

## MODERN 4PCE BATHROOM/WC

Features a modern updated suite to include bath & separate double shower with clear screen. Wash hand basin. Low level wc. Tiled floor & wall. Towel radiator. Frost DG window. Downlighting.

## OPEN PLAN DINING ROOM

Flexible open plan layout with access to kitchen. Coved edging. Downlighting. Radiator with cover. Laminate floor.

## OPEN PLAN LOUNGE

Generously proportioned with a bright & airy feel, open plan with Dining room to create a flexible living space. Electric fireplace. DG French doors to rear garden. 2 Dg windows. Coved edging. Downlighting. Laminate floor.

## MODERN KITCHEN

Fitted with range of modern wall & base cabinets, wipe clean worktop surface, inset 1.5 sink. Integrated ceramic hob, oven. DG window to rear. Downlighting. DG skylight window. Access to utility & garage internally.



### UTILITY ROOM

Modern wall & base cabinets, wipe clean worktop surface, inset sink. DG window. Internal access to garage.

### DOUBLE DRIVEWAY

Monoblock paved drive provides off street parking for several cars.

### GARAGE

Single integral garage with loft storage & internal access from utility room. Electric door. Power & light. Worcester Boiler housed.

### FRONT GARDEN

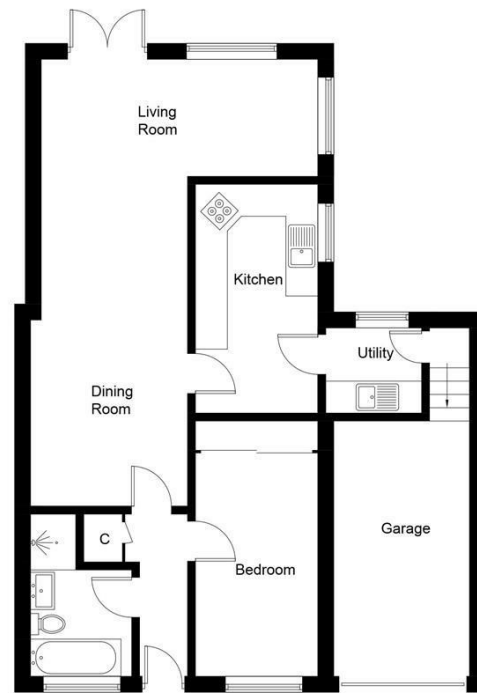
Low maintenance front garden which could be converted to further off-street parking. Bordered by plants & shrubs, Gated access to side/ rear.

### REAR GARDEN

Private enclosed garden with decked terrace from lounge French doors. Mono block paved patio/ drying area. Greenhouse/ Timber shed. Security light.

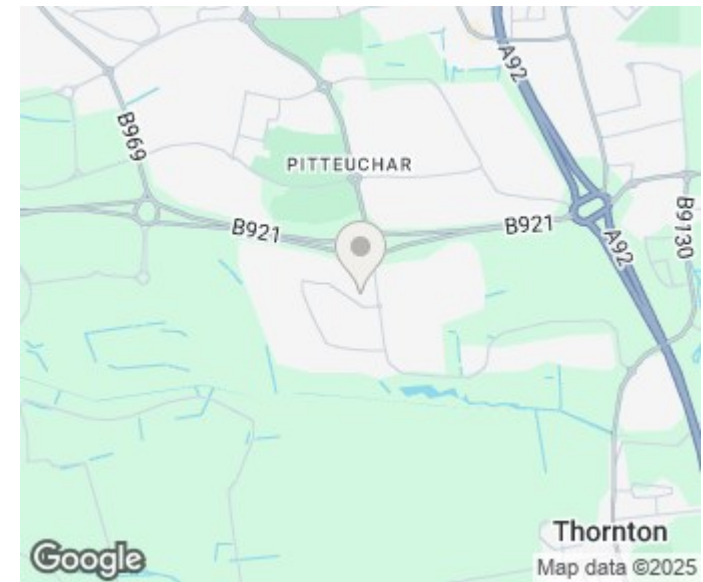
## 18 CORNHILL ROAD





### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1152924)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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