



4 CROMARTY COURT GLENROTHES, KY6 2NY

£105,000
FREEHOLD

Welcome to Cromarty Court, Rimbleton, Glenrothes - a charming location for this fabulous mid-terraced villa with a garage! This delightful property boasts two generous double bedrooms, perfect for a small family or those in need of a guest room or home office. As you step into this lovely house, you'll be greeted by a well-appointed reception room, ideal for entertaining guests or simply relaxing after a long day. A modern fitted kitchen & shower-room/wc are ideal for first time buyers looking for a move in condition home. With parking available for one vehicle in the garage with electric door & further non designated off street parking to front. The double glazing and gas central heating ensure that you'll stay warm and cosy during the colder months, with enclosed gardens to front & rear. Home Report £110,000. View Now!



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4 CROMARTY COURT

- BRIGHT MID TERRACED VILLA WITH GARAGE • TWO GENEROUS DOUBLE BEDROOMS • SPACIOUS LOUNGE/ DINER • DG- GCH - EPC D - HOME REPORT £110,000 • MODERN FITTED KITCHEN • MODERN SHOWER-ROOM/WC • ENCLOSED FRONT & REAR GARDENS • IDEAL STARTER HOME



FULL DESCRIPTION

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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 HALL

Security door. Under stairs storage housing fuse box.

LOUNGE/ DINER

Generous main public room with space for range of furniture. DG windows to front & rear provide dual aspect. Electric fireplace. Carpet.

FITTED KITCHEN

Range of modern wall & base units, wipe clean worktop, inset sink. Integrated gas oven, washing machine included in sale. DG window to rear. Security door.

STAIRS TO FIRST FLOOR LANDING

Hatch to loft.

BEDROOM 1

Well proportioned main double bedroom with triple fitted wardrobes running width of room. Boiler housed in store cupboard. DG window to front.

BEDROOM 2

Good size second double bedroom. Store cupboard. DG window to rear.

SHOWER-ROOM/WC

Modern suite to include corner shower cubicle, wash hand basin, low level wc. Tiled floor & wall. Frost DG window. Downlighting.

FRONT GARDEN

Well maintained front garden bounded by hedgerow mainly stone chipped.

REAR GARDEN

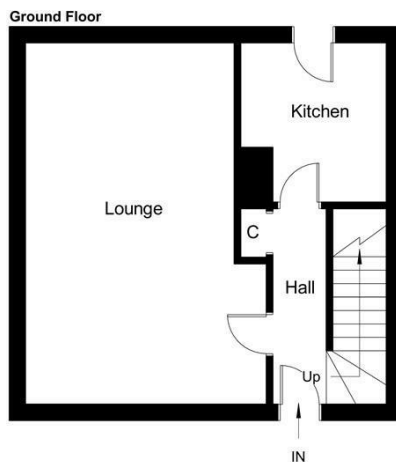
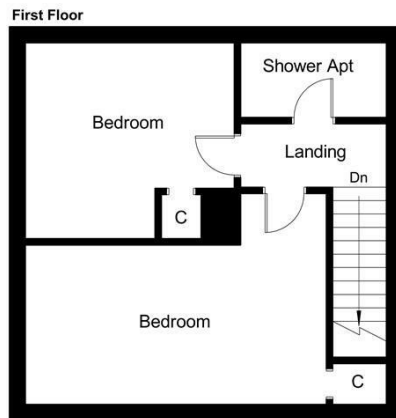
Private enclosed rear garden, paved patio, all weather turf. Access to Garage.

GARAGE

Single garage with power, light, electric door.

4 CROMARTY COURT





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 64 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | 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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