

Lime Tree Cottage

15 GLENWOOD ROAD, GLENROTHES, KY6 3AS



*Wonderful three bedroom detached bungalow
located within a quiet location*



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This beautifully presented detached bungalow offers excellent sized family accommodation and is situated in this highly desired area of Leslie. The property has been maintained by the present occupiers and is in good order throughout and benefits from double glazing, gas central heating, lovely enclosed gardens and a large driveway. Once inside, you will be greeted with a first-class specification.

THE LOUNGE



In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. The large lounge is pleasantly located to the front of the property with a working coal burning fire and lovely bay window flooding the room with natural light.

THE DINING ROOM



The large dining room is located at the rear of the property with original wooden floors and has space for a table and eight chairs for more formal dining with family and friends. The lovely working coal burning fire is the focal point of the room.



THE KITCHEN



The fitted kitchen is well laid out with a range of floor and wall mounted units with integral appliances, providing a fashionable and efficient workspace.





A study area is situated at the top of the stairs which has a Velux window providing natural light and sanded wooden floors covering the extent of the upstairs.

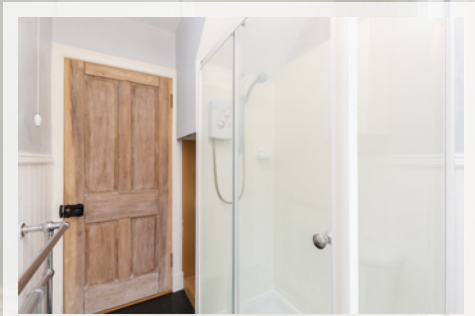
There are two large double bedrooms, both with ample space for free standing furniture. A contemporary three-piece family shower room with wet wall shower completes the impressive accommodation on this level.

BEDROOM 2





BEDROOM 3 & SHOWER ROOM



The upper level has a wonderful master bedroom and has an extensive fitted wardrobe, ample space for free standing furniture, a lovely three-piece en-suite with bath that completes the accommodation internally.

BEDROOM 1

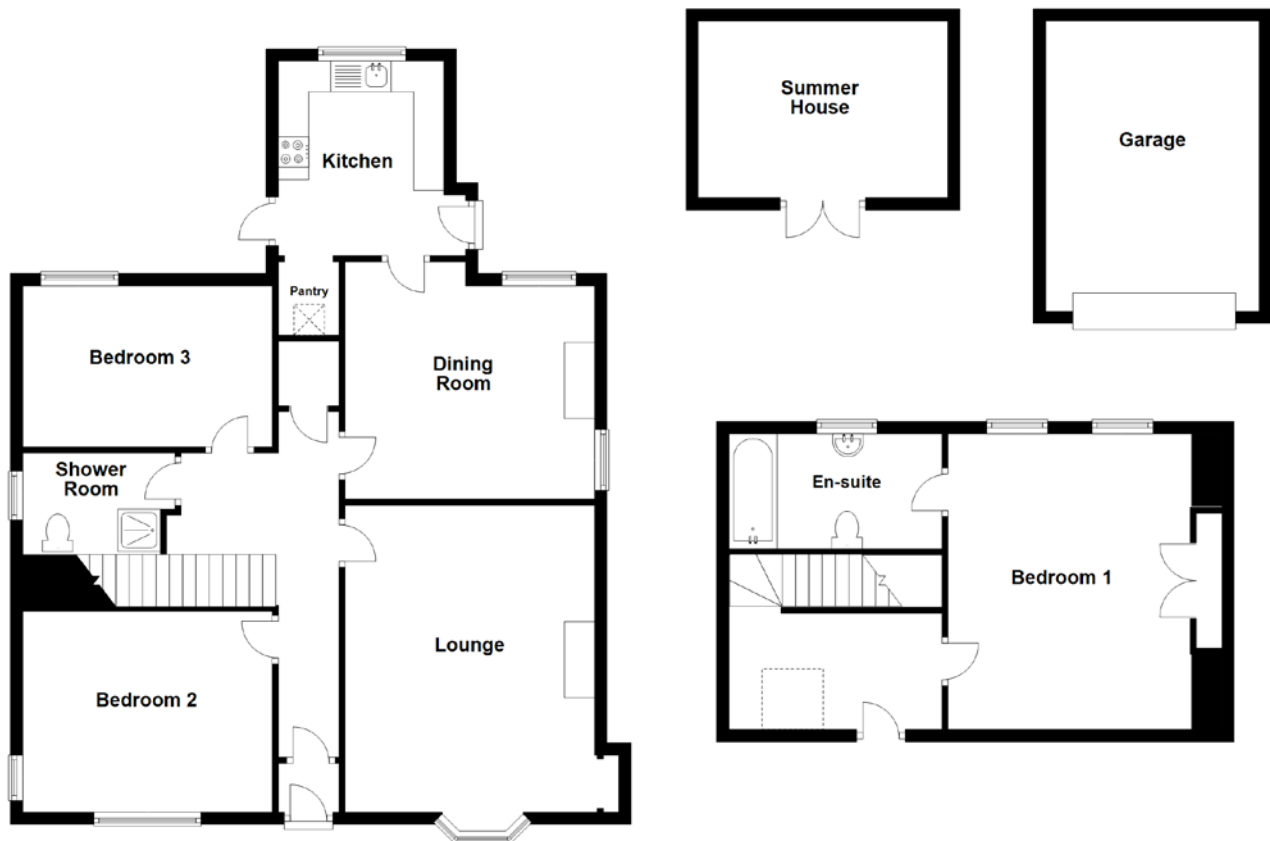


THE GARDEN

There are well-tended front and rear gardens. To the front of the property, there is a well maintained private garden and a driveway providing off-street parking for several vehicles leading to the detached garage. A 6' wooden gate provides extra privacy and security in front of the garage. The rear garden is fully enclosed and provides a safe environment for animals and children. A bespoke "Lillevilla" Raseborg Cabin is in the rear garden which is currently being used as an ideal office space.



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.05m (16'7") x 4.10m (13'5")
Dining Room	4.10m (13'5") x 3.90m (12'10")
Kitchen	3.20m (10'6") x 3.08m (10'1")
Pantry	1.20m (3'11") x 1.00m (3'3")
Bedroom 2	4.10m (13'5") x 3.30m (10'10")
Bedroom 3	4.10m (13'5") x 2.70m (8'10")
Shower Room	2.50m (8'3") x 1.60m (5'3")

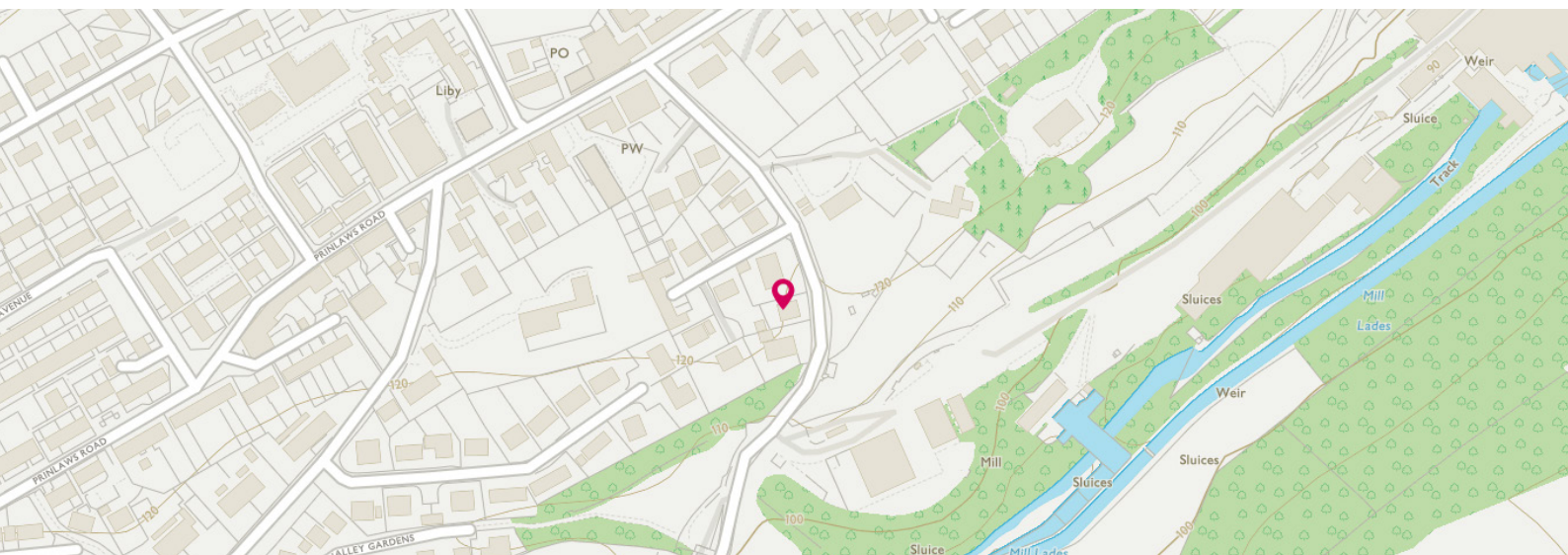
First Floor

Landing/Study	3.50m (11'6") x 1.90m (6'3")
Bedroom 1	4.90m (16'1") x 4.50m (14'9")
En-suite	3.50m (11'6") x 1.90m (6'3")

Garage	4.90m (16'1") x 3.50m (11'6")
Summer House	4.10m (13'5") x 2.90m (9'6")

Gross internal floor area (m²): 122m²

EPC Rating: D



THE LOCATION

Leslie provides a full range of local amenities including shops, restaurants, library, Doctors and Dentists surgeries, pharmacy and Primary School.



The village boasts a range of leisure activities and clubs including a nine-hole golf club and a long-established bowling club. It is also home to the longest-running amateur dramatic society in Fife. Leslie House was home to the 19th Earl of Rothes and his wife, Countess of Rothes, made famous by her heroics on the Titanic. The Village has been awarded for her floral display and has her own well subscribed local Gala.

For the commuter, the A92 allows swift access to Edinburgh and the central Scotland motorway network and there are railway stations at both Thornton and Markinch. The school bus for Dollar Academy passes the door and good secondary schooling can be found in nearby Glenrothes.

Within a short distance is the Balgeddie House Hotel and Fountain Spa and the award-winning, Hotel of the Year, Balbirnie House Hotel. Glenrothes is unique in Fife as the majority of the town's centre is contained indoors with Fife's largest indoor centre, the Kingdom Shopping Centre providing a great deal more than normal requirements. The town has a variety of recreational facilities including a newly built regional sports centre, civic centre with theatre.




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