

96 Cameron Park

THORNTON, FIFE, KY1 4BB



THREE BEDROOM PROPERTY IN KIRKCALDY



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This is a delightful mid-terraced villa in need of modernisation. The property is a good size with off-street parking to the front.

There is a welcoming reception hall with stairs leading to the upper level. The lounge/dining area is a good size and has a rear-facing window. The fully fitted kitchen is to the rear and has a full range of floor and wall mounted units and a rear door leading out to the rear gardens.



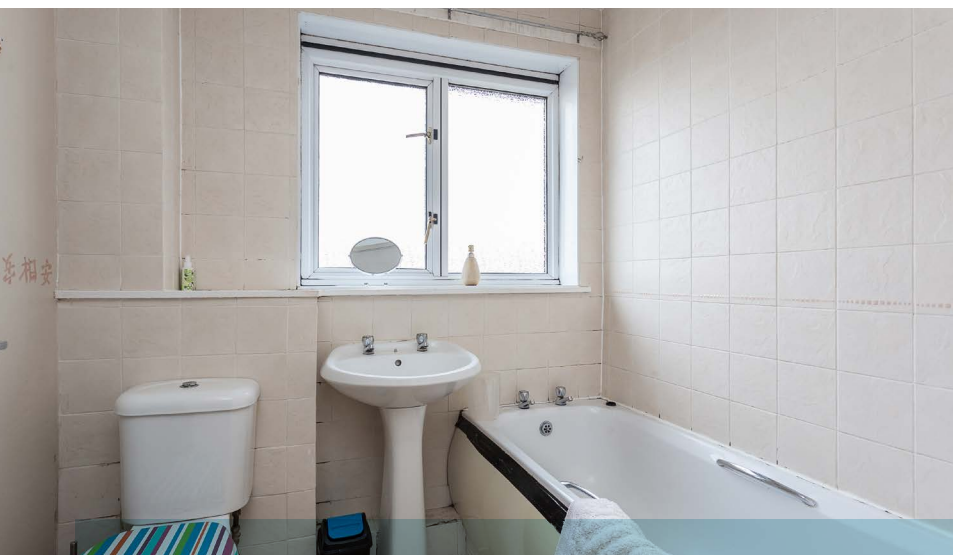
THE LOUNGE



BEDROOMS & BATHROOM

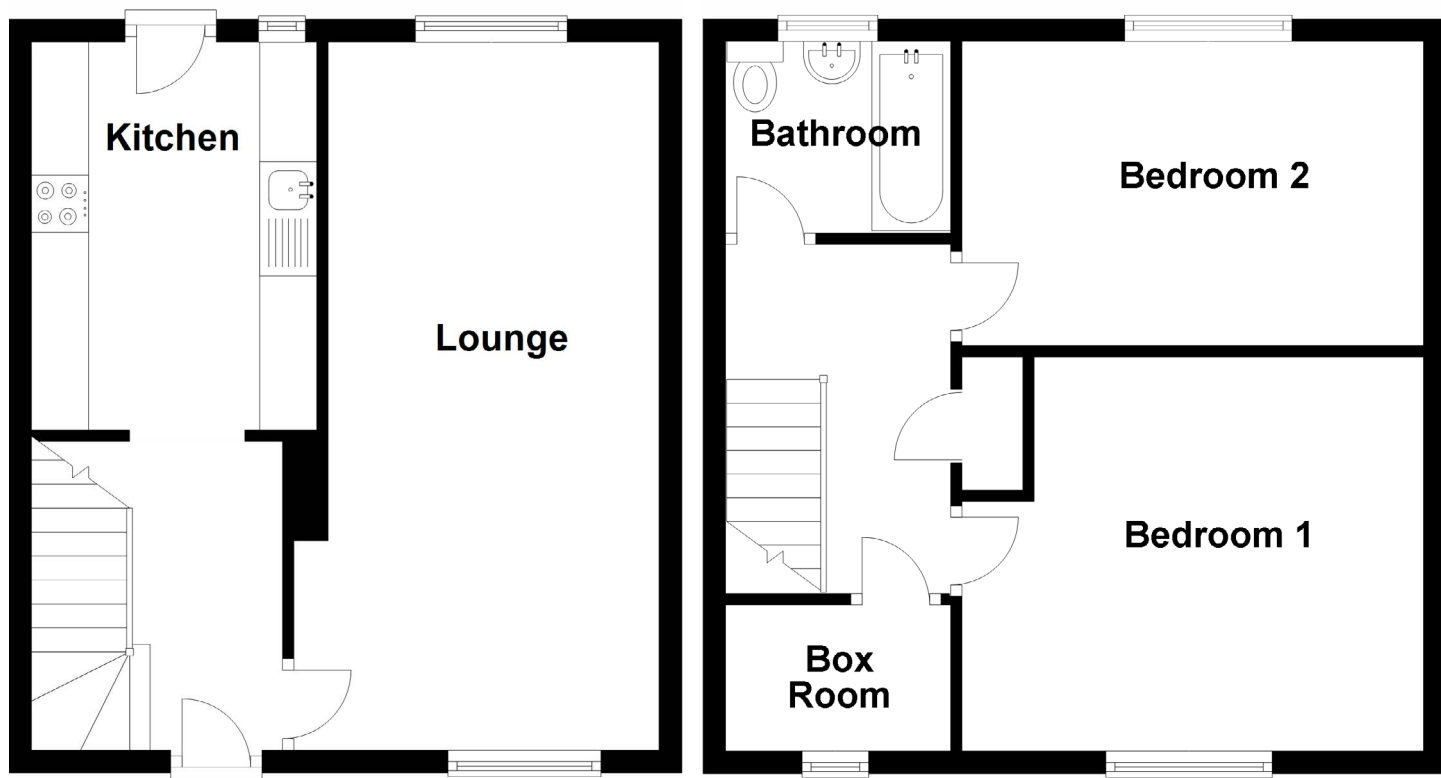


There are two double bedrooms and a single on the upper level, both of which are a good size. The bathroom is also located on the upper level and has a white suite consisting of a shower over bath, WC and wash hand basin complete with splashback tiling.



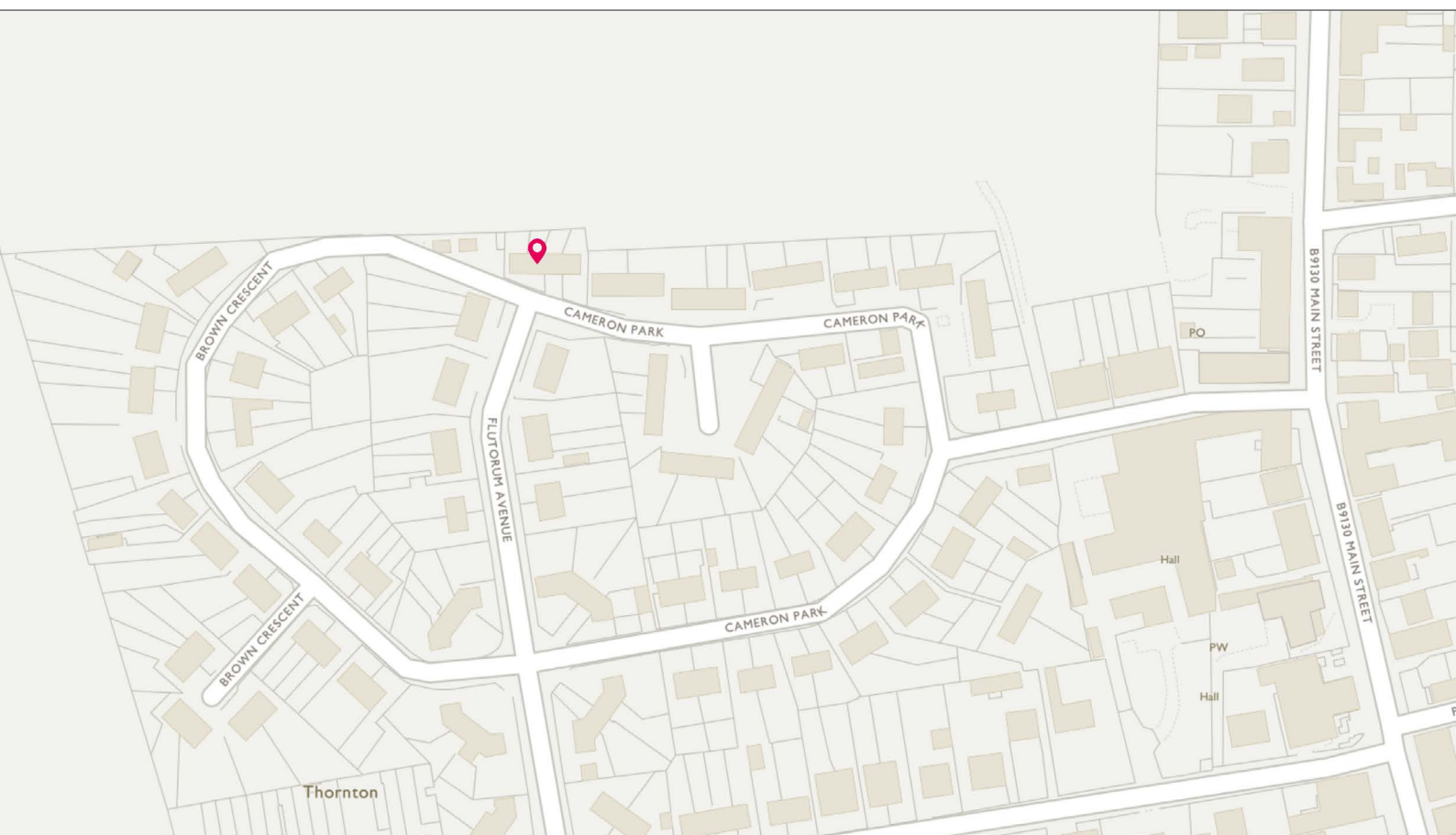


The gardens to the rear have been landscaped to incorporate low maintenance and have a central pathway and a paved section to the rear, all of which are fully enclosed. Off-street parking is provided to the front of the property.



Approximate Dimensions
(Taken from the widest point)

Lounge	6.20m (20'4") x 2.90m (9'6")	Bathroom	2.00m (6'7") x 1.70m (5'7")
Kitchen	3.20m (10'6") x 2.50m (8'2")		
Bedroom 1	4.10m (13'5") x 3.50m (11'6")	Gross internal floor area (m ²): 73m ²	
Bedroom 2	4.10m (13'5") x 2.70m (8'10")	EPC Rating: C	
Box Room	2.10m (6'11") x 1.40m (4'7")		



Thornton is well-positioned between Glenrothes and Kirkcaldy offering primary school, shops and railway station with a regular train service on the Fife circular line from Thornton Station, (a 9-minute walk from the house) or via Kirkcaldy mainline station a short three-mile drive away. Dundee, Aberdeen and Perth are also within easy reach.

Thornton has many leisure facilities, all within very close proximity to the property. These

include a bowling club, golf club, park with sports pavilion, playing fields and children's playground, a library, and a well-subscribed village hall, where many classes and other activities take place. There is also a village pub.

There is a train station connecting to Fife circle/ Edinburgh mainline trains and the A92 is a 5-minute drive away. There are lots of walks, cycle routes and plenty of fresh country air.





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