

68 Carleton Avenue

WOODSIDE, GLENROTHES, KY7 5AJ



Delightful three bedroom end-terrace house on a generous plot



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An excellent opportunity has arisen to acquire this unique end-terrace house, well situated in the heart of Glenrothes . Viewing of this property is highly recommended.

THE LOUNGE



Internally the accommodation is in need of modernisation, briefly consisting of an entrance hallway and a lounge with a large window letting in an abundance of light and a lovely focal fireplace.

THE DINING ROOM



THE KITCHEN



The modern and bright kitchen has a freestanding electric cooker with four heat sources and access to the rear garden through the rear door. The dining room is located on the ground level and is a good size offering space for a table and six chairs.





Upstairs there are three good size bedrooms which include the impressive master bedroom with storage, and a wet room/shower room. There is ample storage throughout the upper floor.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE SHOWER/WET ROOM



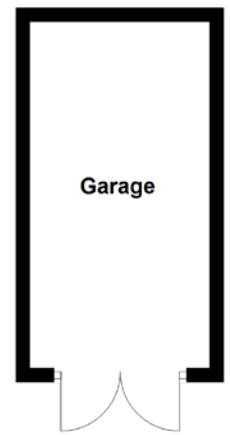
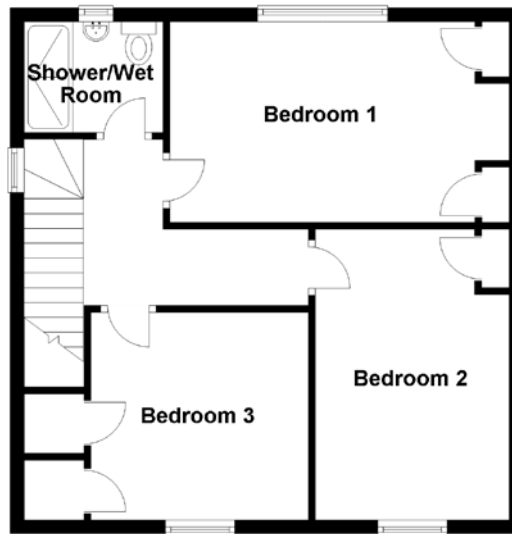
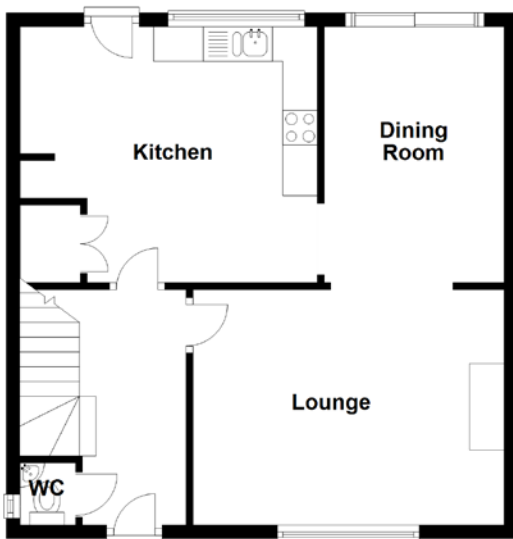
The property is set within good sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include, driveway and garage. This property also benefits from Fischer storage heaters with electric wall heaters in two of the bedrooms and double glazing.

THE GARDEN





FLOOR PLAN, DIMENSIONS & MAP



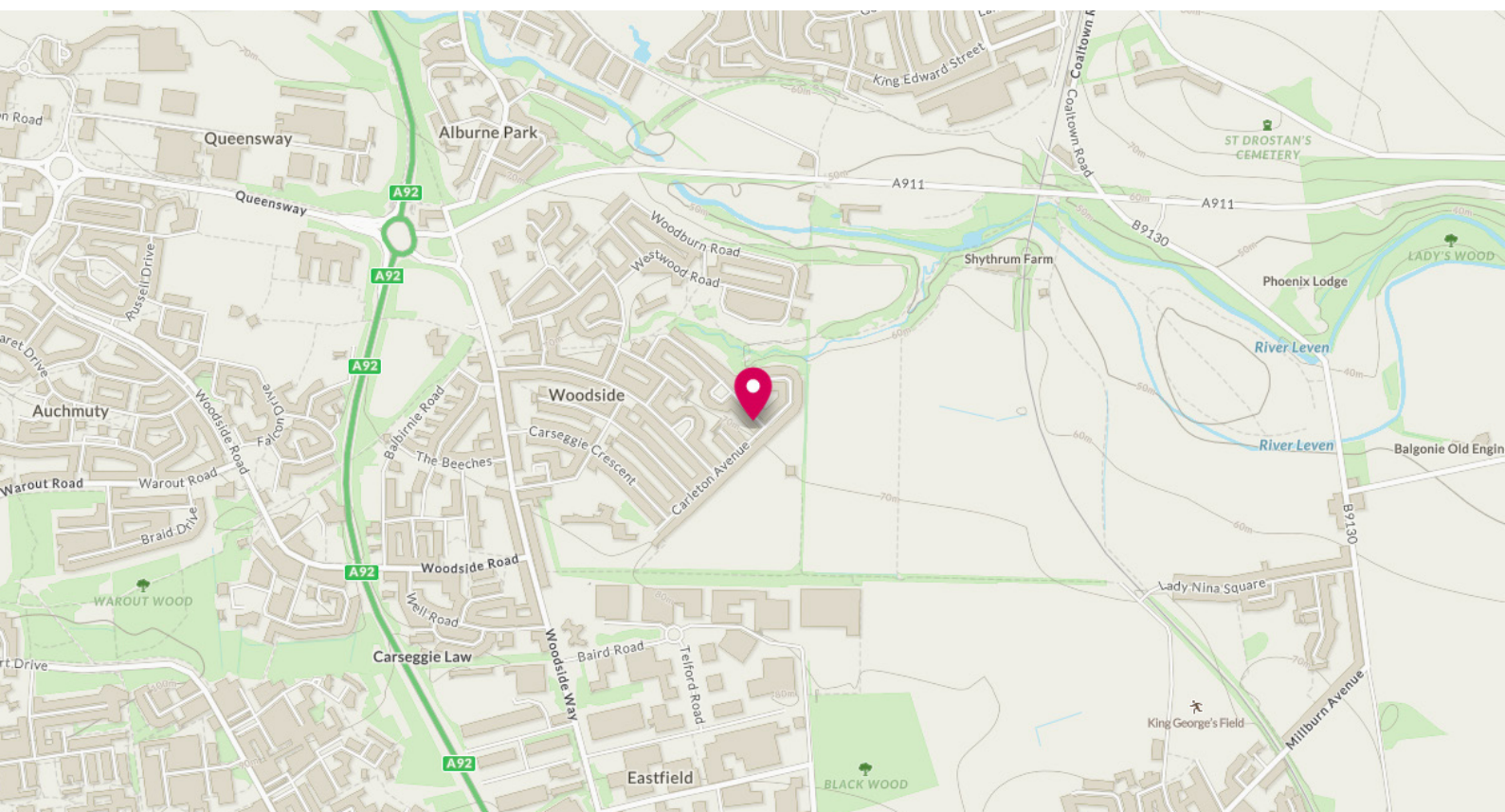
Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.40m (11'2")
Dining Room	3.70m (12'2") x 2.60m (8'6")
Kitchen	4.30m (14'1") x 3.50m (11'6")
WC	0.90m (2'11") x 0.80m (2'8")
Bedroom 1	4.60m (15'1") x 2.90m (9'6")
Bedroom 2	4.10m (13'5") x 2.80m (9'2")
Bedroom 3	3.00m (9'10") x 3.00m (9'10")

Shower/Wet Room	2.00m (6'7") x 1.60m (5'3")
Garage	5.00m (16'5") x 2.60m (8'6")

Gross internal floor area (m²): 104m²
EPC Rating: F

Extras (Included in the sale): Floor coverings and light fittings (No guarantee can be given for the condition of the appliances).



THE LOCATION

The rightful winner of Britain in Bloom, Glenrothes offers a good mix of housing styles interspaced with lots of green spaces and park areas. The summer sees an abundance of floral displays along its wide roads adding to the pleasure of living there.





The town is unique in Fife as the majority of the town's centre is contained indoors, the Kingdom Shopping Centre, providing a great deal more than normal requirements. Recreational facilities include the Michael Woods regional sports centre, Balgeddie Fountain Spa and Hotel, and Civic Centre with theatre as well as at least one five star hotel, golf courses and several eateries dotted around.

The town has strong links with the main Scottish transport network with the bus station and Markinch train station each having links to all major cities. Glenrothes has a variety of schools at both primary and secondary level with the newly built Auchmuty High School being the popular choice.



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