



12 Viewforth, Glenrothes, KY7 6NY  
Offers over £195,000



# 12 Viewforth Glenrothes KY7 6NY

**OFFERS OVER**  
**£195,000**

Number twelve is a superb detached villa which is positioned within this sought after area of the town.

A double glazed door leads into the hallway. The study offers an eight paned window to the front. Deep storage area beyond with boiler. The lounge has a square bay window. Feature fireplace with remotely controlled gas fire. The dining room is beyond and offers built in storage families along one wall

The large impressive conservatory is glazed on two sides. The quality air conditioner will be included in the marketing price. Electric heaters. The kitchen is fitted with base and wall units with complementing work surfaces and stainless steel sink with drainer with waste disposal unit. Double oven and gas hob. Space for appliances. Window to the rear. Walk in cupboard.

The utility is fitted with base units, complementing work surfaces and stainless steel sink with drainer. Small paned window over looking the conservatory. Door to the side.

The w.c. is fitted with a wash hand basin and w.c. Opaque window.

A staircase leads to the upper level where there are three bedrooms and a family bathroom. Airing cupboard.

The first bedroom offers a four paned window to the front. Recess lighting. The family bathroom is

fitted with a w.c., wash hand basin and bath with over bath mixer shower. Opaque window. Ceramic wall tiling.

The second bedroom offers windows to the front. Storage cupboard above the staircase. The third bedroom offers window to the front. Built in storage wardrobe. The e-suite is fitted with a w.c. wash hand basin and double shower cubicle with mixer shower.

There is a gas fired central heating system and all windows are double glazed.

To the front there is an area of garden which is laid out for ease. A Monoblocked driveway is located to the front.

The enclosed rear garden is quite delightful and is laid to lawn. Base for Summer house. Small green house. The small statue will not be included.





- Attractive detached property within a sought after area of the town
- Hallway
- Study
- 3 public rooms
- Three bedrooms one en suite
- Fitted kitchen & Utility
- Family bathroom & W.C.
- Garden & Driveway to front
- Good sized mature garden to the rear

**INCLUDED**

All fitted carpets, fitted floor coverings, blinds, curtains, air conditioner, and built in kitchen appliances will be included in the marketing price.

**SERVICES**

Mains water, drainage, electricity and gas will be connected to the property.

**VIEWING**

By Appointment Through Our Cupar Office  
Telephone: 01334 654081

**COUNCIL TAX BAND E**

**EPC RATING C**

**FLOOR AREA 105 sqm**



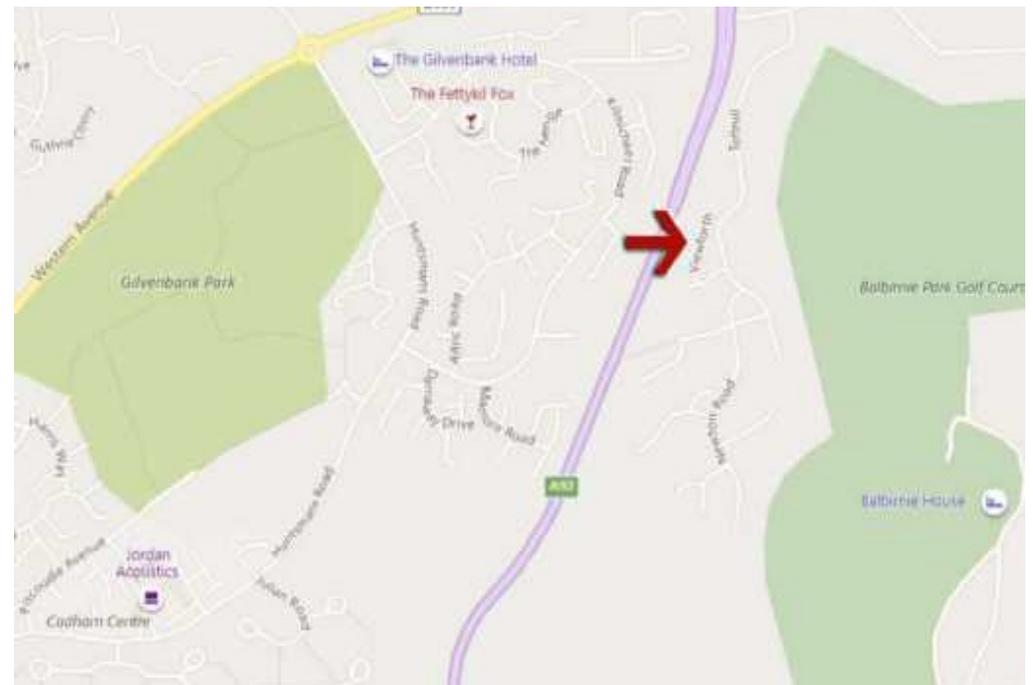




## Room Sizes

*Approximate measurements*

Study	11'4" x 11'5"	3.45 x 3.48
Lounge	10'10" x 15'5"	3.29 x 4.70
Dining room	6'11" x 10'8"	2.11 x 3.26
Conservatory	13'4" x 23'1"	4.06 x 7.03
Kitchen	7'6" x 10'7"	2.29 x 3.22
Utility	5'7" x 6'8"	1.71 x 2.03
Bedroom	12'6" x 13'10"	3.82 x 4.21
Bathroom	7'11" x 5'8"	2.41 x 1.73
Bedroom	11'0" x 9'11"	3.35 x 3.02
Bedroom	12'3" x 11'3"	3.73 x 3.43
En suite	5'8" x 4'11"	1.73 x 1.50



### Ground Floor



### First Floor



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We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.