

FT & DC
WALLACE

270 Cluny Place Glenrothes

Offers over £104,950



Located in the popular area of Pitteuchar, this three bedroom end terraced property offers good family living on a manageable scale with an opportunity to make your own mark on the property or just move right in.

Glenrothes is a popular new town with many amenities, including a variety of shops, supermarkets, schools, nurseries, leisure facilities, restaurants and so much more. It has good transport links to many major routes and a good bus service. Train travel is available from nearby Markinch station with Windyates, Leven and Kirkcaldy stations slightly farther afield.

Downstairs is the lounge/dining space, porch to the front of the property, kitchen, w.c., a large walk-in storage cupboard with washing machine, fusebox and shelving. The property has two double bedrooms and a single bedroom upstairs, along with the spacious shower room. Garden ground to the front and rear.

The back door of the property leads into the hall which in turn offers access to the utility cupboard, w.c., kitchen and lounge, as well as to the stairs leading to the upper accommodation.

The property benefits from double glazing throughout and Warm-air central heating.

Lounge and diner **6.59m x 3.32m**

Light and airy and located to the front of the property, the lounge area looks out onto the front garden. A door leads from the lounge into the porch and front door. The dining area opens up the room for a flexible layout. Fitted carpet.



Kitchen **3.46m x 3.30m (at widest point)**

Oak wall and base units with granite effect worktops in a good sized kitchen to the rear of the property. Stainless steel sink and drainer. Chrome mixer tap. Electric cooker and fridge-freezer. Tiled floor. Central heating boiler located in kitchen.

Downstairs w.c. **1.15m x 1.43m**

Consisting of wc, wash hand basin and extractor fan. Ceramic tiled splashback. Vinyl flooring.

Utility cupboard **1.74m x 1.43m**

Very useful space providing coat hooks, washing machine, shelving and lots of extra storage space.

The carpeted stairs lead to the upper landing and accommodation.

Bedroom 1 **3.97m x 3.02m**

Bright and airy double bedroom with window to the front of the property. Fitted carpet.

Bedroom 2 **3.41m x 2.80m**

Double bedroom to the rear of the property. Fitted wardrobes. Cupboard with water tank and storage. Fitted carpet.



Bedroom 3 **3.23m x 2.55m**

Single bedroom to the front of the property. Fitted wardrobes and vanity unit. Fitted carpet.

Shower Room **2.86m x 1.92m**

Good sized room with large, curved shower cubicle with Mira electric shower unit with Wetwall. Wash hand basin and wc. Ceramic tiled walls. Towel rail.

Exterior

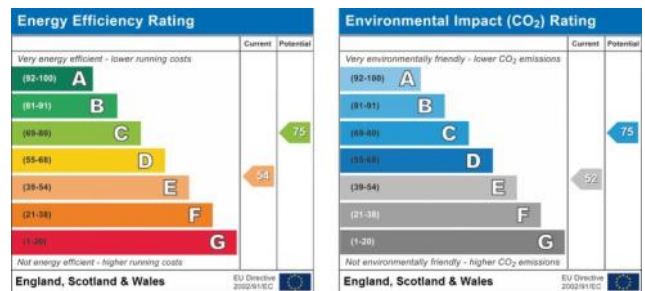
The garden ground to the front of the property consists of a path to the front door and a variety of mature shrubs, including a stunning peony bush. Timber fence with gate. The rear garden is mostly laid to grass with a patio, path and outdoor water tap.

Extras

The curtains, blinds, carpets and lightfittings throughout are included in the sale. The washing machine, cooker and fridge-freezer are assumed to be included. The timber shed is also included in the sale.

Council Tax - Band "B" for 2026-27.

Energy Performance Certificate



Viewing

Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

THE PROPERTY MISDESCRIPTIONS ACT 1991

- The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
- It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
- The vendors are not bound to accept the highest or any other offer.