

innes johnston
PROPERTY

68 Balmanno Green, Glenrothes - KY7 4TD

Offers Over **£135,000**







68 Balmanno Green

Glenrothes

- Fabulous End Terraced Villa Within Private Pocket In Stenton
- Home Report Value Of £140,000
- Lovely Lounge & Fitted Kitchen
- Two Double Bedrooms & Bathroom
- Gas Central Heating & Double Glazing
- Easily Maintained Gardens & Driveway

The property is set in a highly sought after private pocket within Stenton with good amenities close-by including schools, the town centre, Rothes Halls Theatre and Library and the Michael Woods Leisure Complex. The property is within easy reach of the A92 trunk road which provides access throughout Fife and on to Dundee, Edinburgh, Perth and beyond. There is a local extensive bus service across Fife and beyond and Train Stations are nearby at both Thornton and Markinch. The surrounding Fife countryside is ideal for outdoor pursuits including Cluny Clays Activity Centre, Lomond Hills Regional Park, Balbirnie Park, Markinch, Riverside Park to name but a few. There is an abundance of golf courses very nearby and St Andrews, home of golf, is a 30 minute drive away.

Council Tax Band: B

EER Band:

Tenure: Freehold

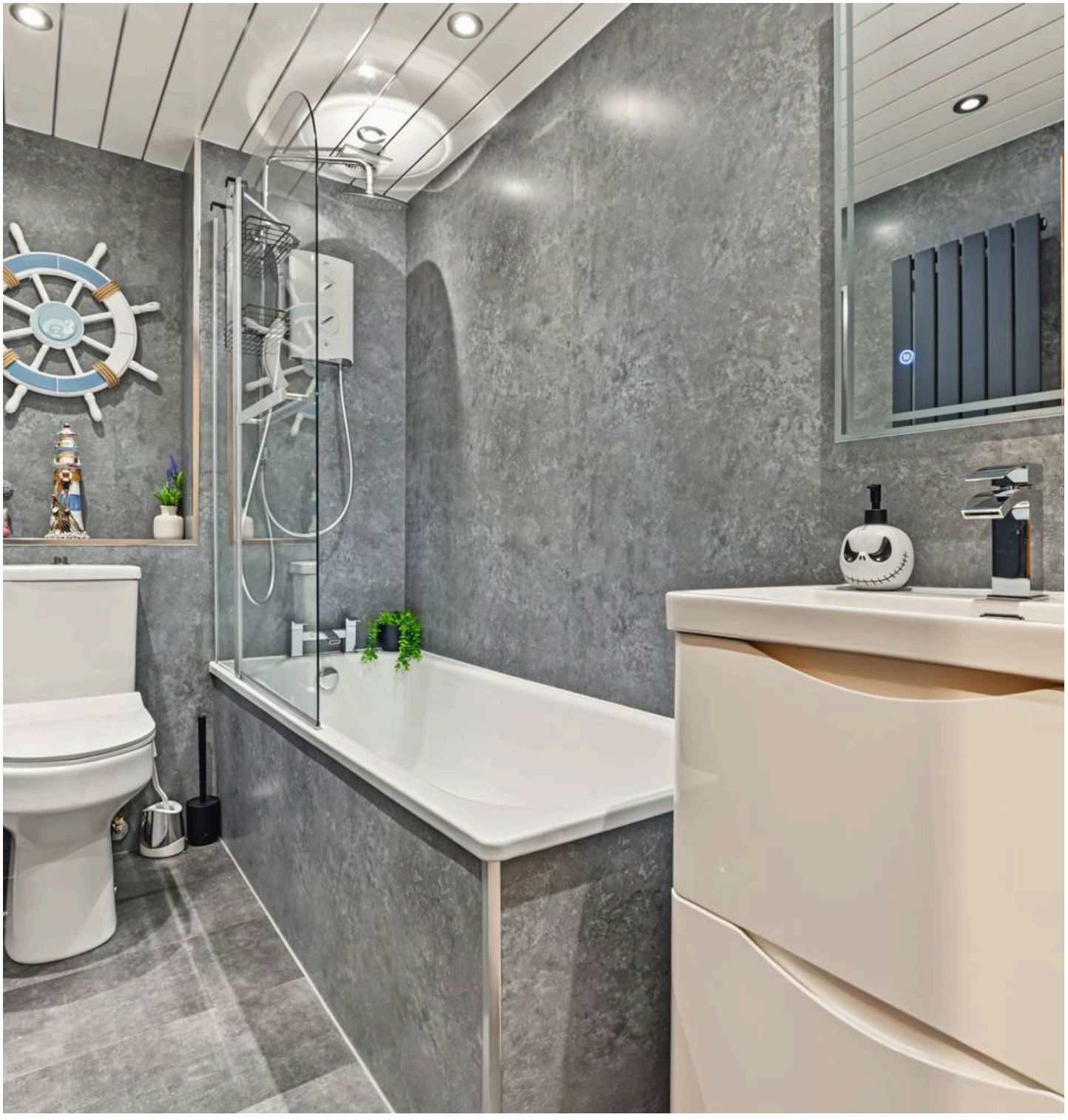


Entry/Reception
A welcoming entrance vestibule providing access to the main living accommodation. The perfect introduction to this well-maintained home. Door into lounge.

Lounge
A bright and spacious front-facing lounge presented in neutral décor. The room offers a comfortable living environment with staircase access to the upper level and a useful shelved storage cupboard providing excellent everyday practicality. Door to kitchen.

Kitchen
The attractive kitchen has been fitted with a stylish range of high-gloss white wall and floor mounted units complemented by ample worktop space. There is space for informal dining with a breakfast bar positioned against the wall, whilst a rear door provides direct access to the garden. Included within the sale are the free-standing cooker, fridge freezer and washing machine.

Upper Landing
The staircase leads to the upper landing, giving access to both bedrooms and the shower room.



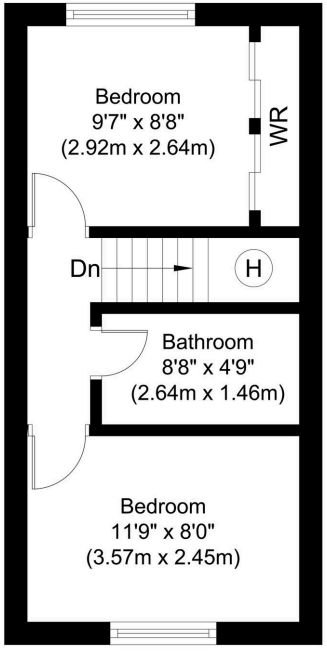
Bedroom
A generous rear-facing double bedroom featuring large sliding mirrored wardrobes providing excellent hanging and storage space.

Bedroom
A further spacious double bedroom positioned to the front of the property with ample space for free-standing bedroom furniture.

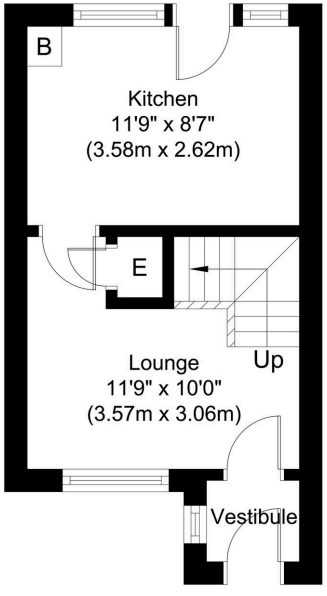
Bathroom
An immaculate contemporary bathroom finished to a high standard. Comprising a modern vanity unit with integrated wash hand basin and storage drawers beneath, WC, illuminated touch-sensitive mirror and shower with dual shower heads. The room is enhanced by attractive wet wall finishes extending from floor to ceiling and benefits from a wall cupboard, providing great storage space.

Heating - The property benefits from gas central heating.

Glazing - The property is double glazed to windows and door panes.



First Floor



Ground Floor



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