



Offers Over £109,950  
41 Lothian Court  
Glenrothes, KY6 1LZ



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# Lothian Court

Glenrothes, KY6 1LZ

Fully renovated, IN TRUE MOVE IN CONDITION, this END TERRACED VILLA is positioned with a quiet cul de sac, Tastefully modernised with new dining kitchen and bathroom, professional internal decoration, new quality carpeting and floor coverings. Double Glazing, Gas combi central heating, and new decking and fencing. Accommodation comprises: Hall, Beautifully presented Lounge with acoustic feature wall , superb dining kitchen, tastefully redesigned bathroom with shower and three excellent sized bedrooms. An affordable Home boasting ideal family accommodation.







### Hall

Access to this family home is through a UPVC and opaque glazed external door, A window to the side of the door maximises natural light. The hall has replacement internal doors leading to the lounge, the dining area and kitchen. A wide staircase rises to the upper level. A further matching external door exits to the rear garden. Cupboard allows for storage. Fresh neutral decoration. New quality carpeting.

### Lounge

A spacious well appointed public room. Window formation looks to the front of the property. UPVC external French doors exit onto the rear raised decking and provide access to the rear garden. Professional decoration with acoustic feature wall. New quality carpeting.



### Kitchen Dining Room

Completely remodelled, the kitchen has been recently completed and enjoys a good supply of high end floor and wall storage units, drawer units, block marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps, ceramic tiled brick effect splash backs, brand new integrated fan assisted electric oven, four burner hob and modern chrome finished extractor, Window formation and door egress to the rear garden. The open plan dining area is large enough for a good sized dining room table and additional free standing furniture. Further window looks to the front. New floor coverings.

### Upper Level

#### Stairs and Landing

The staircase rises to the upper level. The landing offers access to all three bedrooms plus the family bathroom through quality replacement internal doors. New carpeting.

#### Bedroom One

An excellent sized double bedroom positioned to the front of the property with window formation over looking Roxburgh Road. Cupboard houses the gas combi boiler and allows for additional storage. Fresh decoration, new carpeting.



### Bedroom Two

The second double bedroom is again positioned to the front of the property with window formation over looking Roxburgh Road. Cupboard offers storage. Fresh decoration. New carpeting.

### Bedroom Three

The third bedroom is positioned to the rear, window formation over looks the rear garden and public bay parking. Fresh decoration. New carpeting.

### Family Bathroom

The redesigned bathroom is wet wall throughout. Facilities comprise low flush WC, pedestal wash hand basin and bath with thermostatically controlled shower that enjoys both hand held and rainfall head shower fittings. Chrome finished ladder style heated towel rail. Eye level window formation.

### Garden

Garden ground to the front side and rear of the property. The rear garden has a brick built sheds, new fencing and raised decking

### Heating and Glazing

Gas Combi Central Heating, Double Glazing

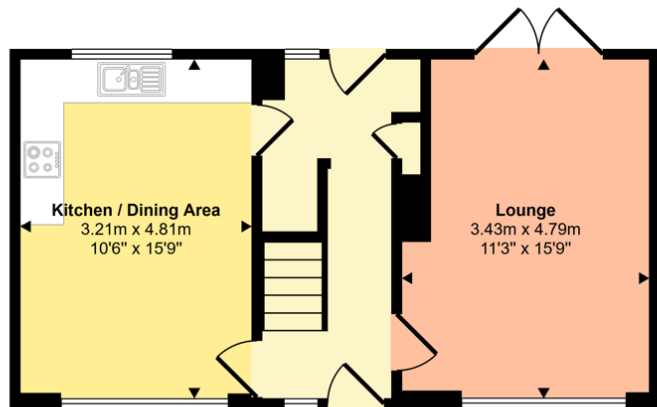
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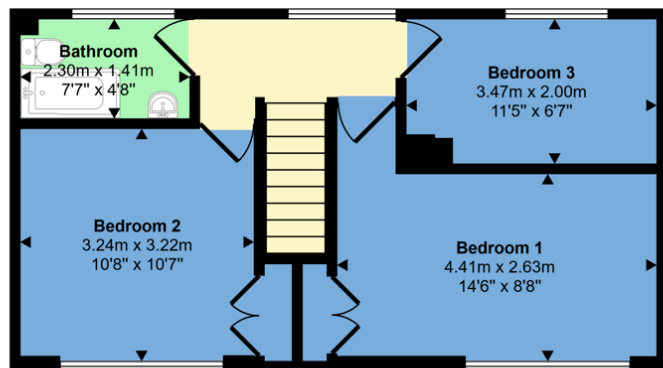


Approx Gross Internal Area  
84 sq m / 903 sq ft



Ground Floor

Approx 42 sq m / 450 sq ft



First Floor

Approx 42 sq m / 453 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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