



Estate Agents and Solicitors

15 Prinlaws Road, Leslie, Glenrothes, Fife, KY6 3BN

Immaculately Presented & Spacious, Two-Bedroom, End-Terrace Cottage with Garden

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Property Description

Immaculately presented and spacious, two-bedroom, traditional end-terrace cottage with a private garden. Forming part of a stone-built terrace, located in the village of Leslie, near Glenrothes, Fife.

Comprises a vestibule, hallway, living room, dining/kitchen, rear porch, two double bedrooms, and a family bathroom.

Finished in light modern decor, ready-to-move-in, highlights include an integrated kitchen, stylish bathroom, and a multi-fuel lounge stove. In addition, there is extensive contemporary flooring and lighting, gas central heating, double glazing and a loft space.

Externally, a low-maintenance, enclosed rear garden is set to the rear, including a patio and store shed.

A welcoming entrance hall affords access throughout the property, and features wood effect flooring continuing into the front-facing living room, tastefully finished with light decor, a feature wall with a multi-fuel stove and a wooden mantel, and spotlighting.

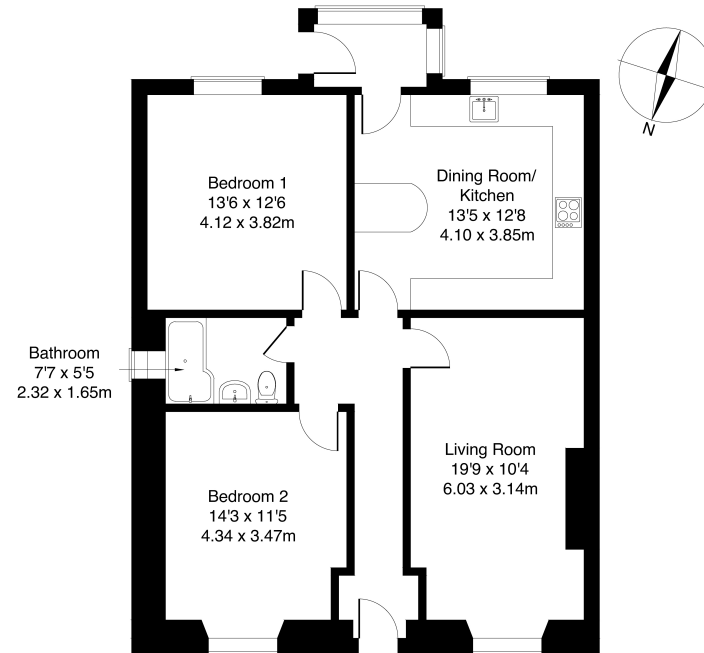
Set to the rear, with a porch allowing access to the southerly-facing garden, a spacious kitchen has space for dining, whilst fitted units include stone effect worktops, a tiled surround and a sink with drainer; with appliances including an integrated oven, gas hob, fridge/freezer and wine cooler.

Two double bedrooms are set to opposite aspects, similarly well-sized and finished, with carpeted flooring and ample space for furniture. Completing the accommodation, the stylish bathroom has a side aspect window and is fitted with a modern three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leslie is a large village on the northern tip of the River Leven Valley, to the west of Glenrothes in Fife. It offers the expected amenities of a village, whilst Glenrothes, Fife's third largest town, offers retail opportunities at Kingdom Shopping Centre, offering a broad range of high-street names, with supermarkets including an ASDA, ALDI, Lidl and Marks & Spencer. The Michael Woods Centre provides extensive modern sports and leisure facilities, whilst Glenrothes boasts of an 18-hole

golf course, cinema and theatre in the Rothies Halls; while the Lomond Hills are within close proximity and offer open green spaces and walking. Both primary and secondary schooling are well provided for, with further education available at The Adam Smith College at the Stenton campus of Fife College. For the commuter, the A92 allows rapid access to Edinburgh and the central belt and there are railway stations at both Thornton and Markinch.





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