



Offers Over £84,000  
18 Denholm Court  
Glenrothes, KY6 1JP



DELMOR

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# Denholm Court

Glenrothes, KY6 1JP

A Project property, This TERRACED VILLA is in need of some upgrading, accommodation comprises Hall, spacious lounge, semi open plan dining room, kitchen, rear porch, three excellent sized bedrooms and shower/wet room. Gas Central heating, Double Glazing. Fantastic potential. Viewing by appointment.





### Hall

Access to the property is through a double glazed external door. The Hall in turn offers access to the kitchen, lounge and dining room. Staircase rises to the upper level.

### Lounge

A bright spacious public room with window formation looking to the front of the property and a further floor to ceiling window and Glazed French style door exiting to the enclosed rear garden. Focal point for the room is a traditional gas fire with canopy above. Coving to the ceiling.

### Kitchen

3.35m x 2.31m (11' 0" x 7' 7")  
The extensively tiled kitchen has a supply of wood finished floor and wall storage units, wipe clean work surfaces with inset sink, drainer and mixer taps, space for slot in cooker, fixed overhead extractor. Plumbing for automatic washing machine. Window formation looks to the front of the property with open views over grass and trees. The kitchen has an open arch leading to the dining room.



### Dining Room

3.25m x 2.51m (10' 8" x 8' 3")

The dining room is semi open plan to the kitchen. Floor to ceiling window and glazed French style door egress to the enclosed rear garden.

### Rear Porch

The rear Porch is formed from the extension to the rear of the property.

### Upper Floor

#### Stairs and Landing

The staircase rises to the upper level. The landing has internal doors leading to the wet/shower room and all three bedrooms. Eye level window formation attracts natural light.

### Wet/Shower Room

2.33m x 1.39m (7' 8" x 4' 7")

Wet walled throughout with facilities comprising low flush WC, wall mounted wash hand basin and shower area with self draining floor and wall mounted electric shower. Modern panelled and mirrored ceiling.



### Bedroom One

3.17m x 3.29m (10' 5" x 10' 10")

A double bedroom positioned to the rear of the property with window formation over looking the enclosed rear garden. Built in wardrobe.

### Bedroom Two

4.39m x 2.55m (14' 5" x 8' 4")

The second bedroom is again positioned to the rear of the property with window formation over looking the enclosed rear garden. Cupboard houses the gas combi central heating boiler and allows for additional storage.

### Bedroom Three

3.54m x 2.04m (11' 7" x 6' 8")

This bedroom is positioned to the front of the property with window formation over looking an open grassed area and trees. Cupboard offers storage.

### Gardens

Small garden to the front of the property with larger enclosed garden to the rear, mainly laid to flag stone slabs. Brick built shed.

### Heating and Glazing

Gas Central Heating. Double Glazing.



### Contact Details

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### SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### MEASUREMENTS

All measurements are approximate.

### APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.



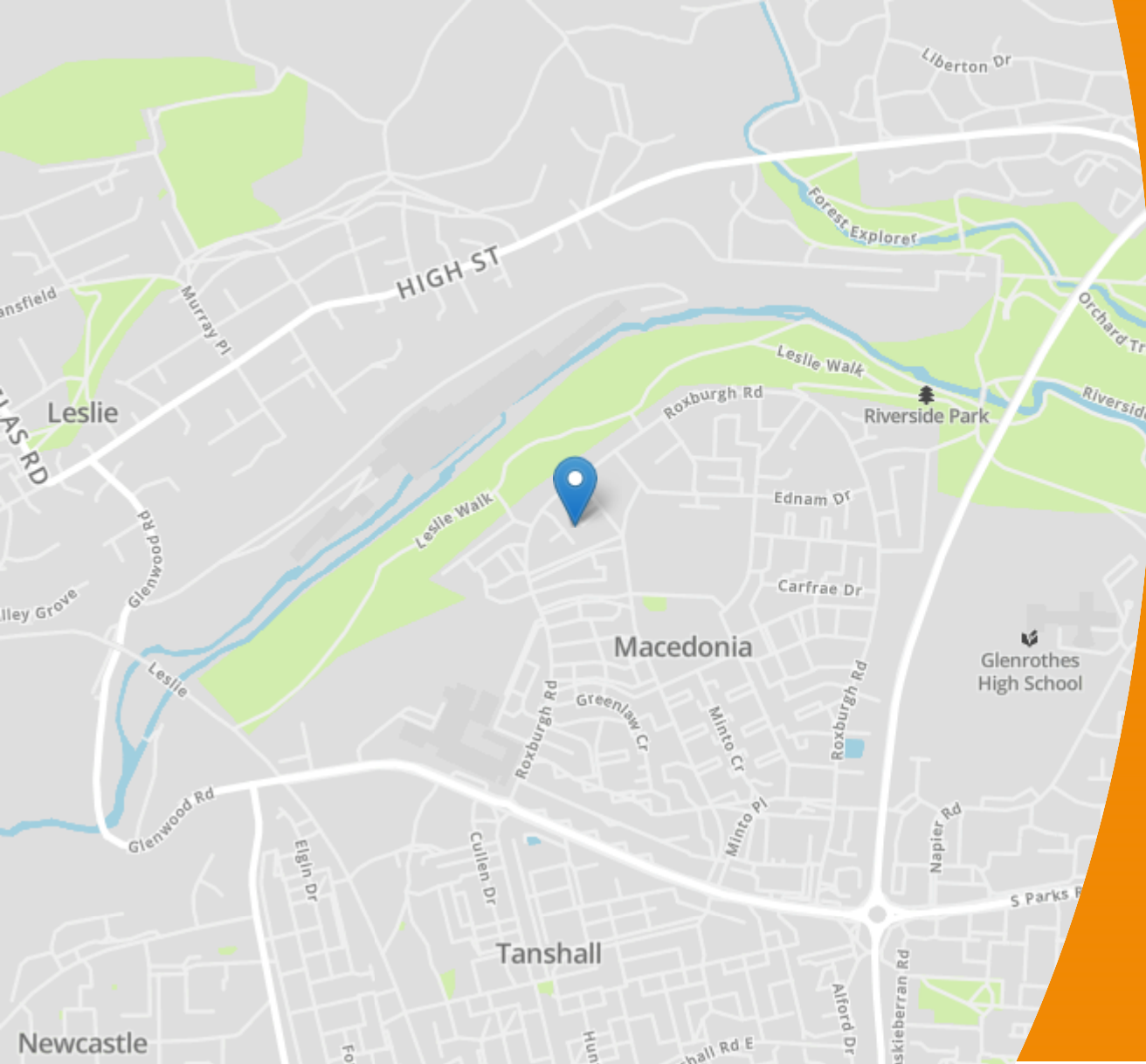
## MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

## FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





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