



35 Well Road, Glenrothes, Fife, KY7 5DS

Tastefully Presented & Spacious, Two Bedroom, Semi-Detached Villa

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

éspc rightmove  Zoopla
find your happy

Property Description

Tastefully presented and spacious, two-bedroom, semi-detached villa with a front garden. Located in a quiet end-of-cul-de-sac setting, in an established residential area of Glenrothes, Fife.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, and a family bathroom.

Highlights include a stylish fitted kitchen and bathroom, gas central heating, double glazing, tall ceilings and modern decor. In addition, there is contemporary flooring, generous room sizes, feature fireplaces, and a loft space.

Externally, the property benefits from a low-maintenance garden to the front, with ample residential street parking to the front and side.

A welcoming entrance hall opens into a spacious living room, enjoying a southerly-front-facing aspect allowing plentiful natural light, with features including wood effect flooring, a central light fitting and a fireplace surround.

Set off the lounge, a stylish kitchen has a deep storage cupboard and a door leading to the rear garden. Modern fitted units and worktops include a sink with drainer; and an integrated oven, gas hob, washing machine, and dishwasher.

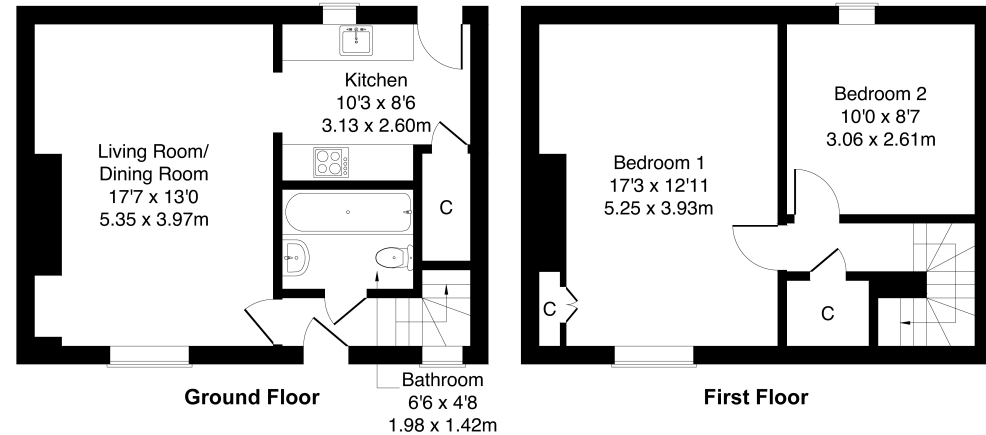
Completing the ground floor, the bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath, tiled splash walls and a ladder-style radiator.

On the upper floor, a generously sized main bedroom has a front-facing window, wood effect flooring, a wall-mount TV point, a built-in wardrobe and a fireplace surround; whilst a further well-sized bedroom is set to the rear, overlooking the garden.



35 Well Road, Woodside, Glenrothes KY7 5DS

Approximate Gross Internal Area: (840 sq ft - 78 sq m.)



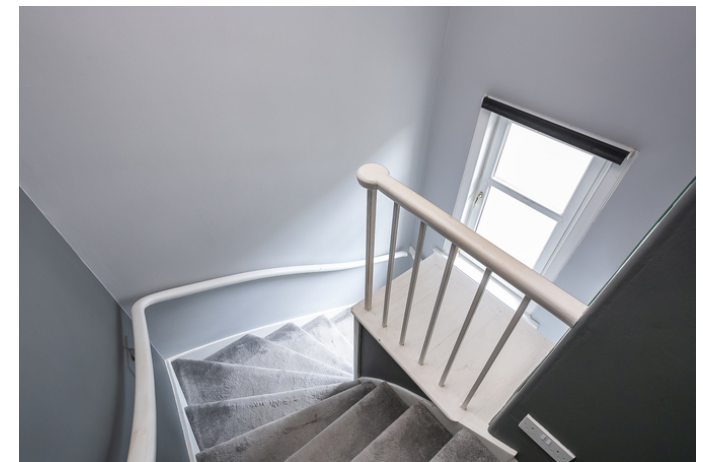
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Glenrothes is Fife's third largest town, with a mixture of residential properties throughout. Retail opportunities include the Kingdom Shopping Centre, with 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 its very own

18-hole golf course, cinema and theatre in the Rothes Halls. 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.