



**55 Tiel Path, Glenrothes, Fife, KY7 5AX**

Light & Tastefully Presented, Two-Bedroom, End-Terrace House with Gardens

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# Property Description

Light and tastefully presented, two-bedroom, end-terrace house with generous gardens. Located in an established residential area in Glenrothes, Fife.

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

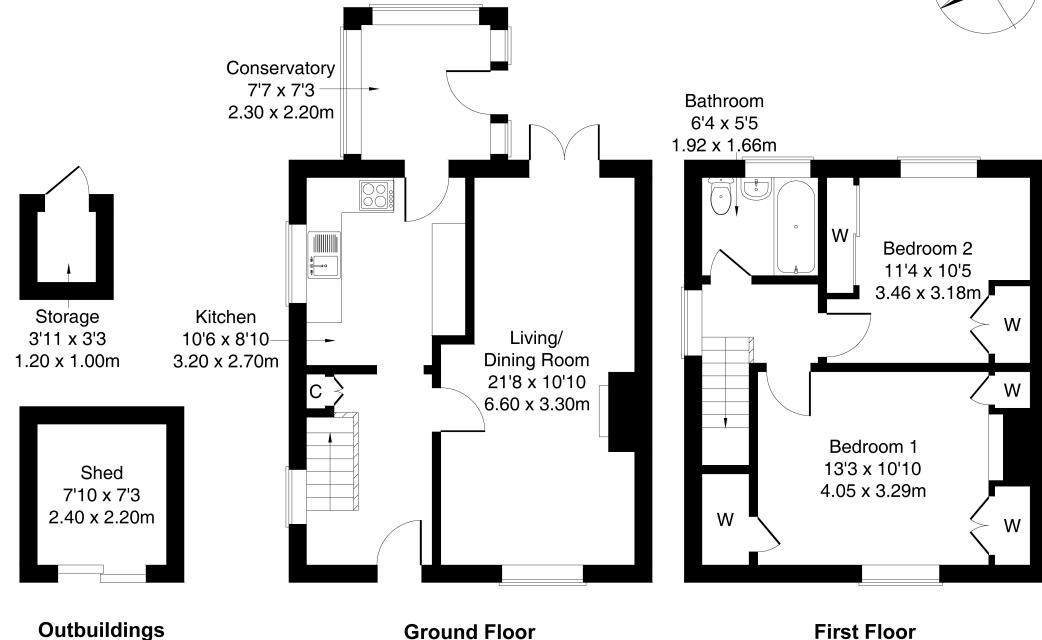
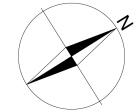
Highlights include a modern fitted kitchen and bathroom, gas central heating, double glazing and well-proportioned room sizes. In addition, there is contemporary flooring and lighting, a quality stone fireplace for the spacious dual-aspect public room, as well as superb storage including a loft space.

Externally, the property benefits from lawns and planting beds to the front; whilst the rear patio garden is bordered by woodland and includes a brick-built store and a further storage shed.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, and features convenient understair storage cupboards and space. With a dual-aspect allowing plentiful natural light, a spacious and tastefully finished public room has wood effect flooring, a stone fireplace, a wall-mount TV point and patio doors leading to the garden. Set to the rear, with access to the conservatory further leading to the garden, a stylish kitchen is fitted with modern units, marble-effect worktops with matching splashbacks and a sink with a drainer; with an integrated dishwasher and space for freestanding appliances.

On the upper floor, bedroom one is set to the front, with light decor, wood effect flooring and superb storage including three built-in wardrobes; whilst bedroom two is set to the rear, featuring wall panelling, wood effect flooring and two built-in wardrobes. Completing the accommodation, the bathroom is set to the rear, with a modern three-piece suite including a shower over the bath, full-height tiled splash walls and a ladder-style radiator.

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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

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 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.





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