



Offers Over £165,000

17 Elm Lane

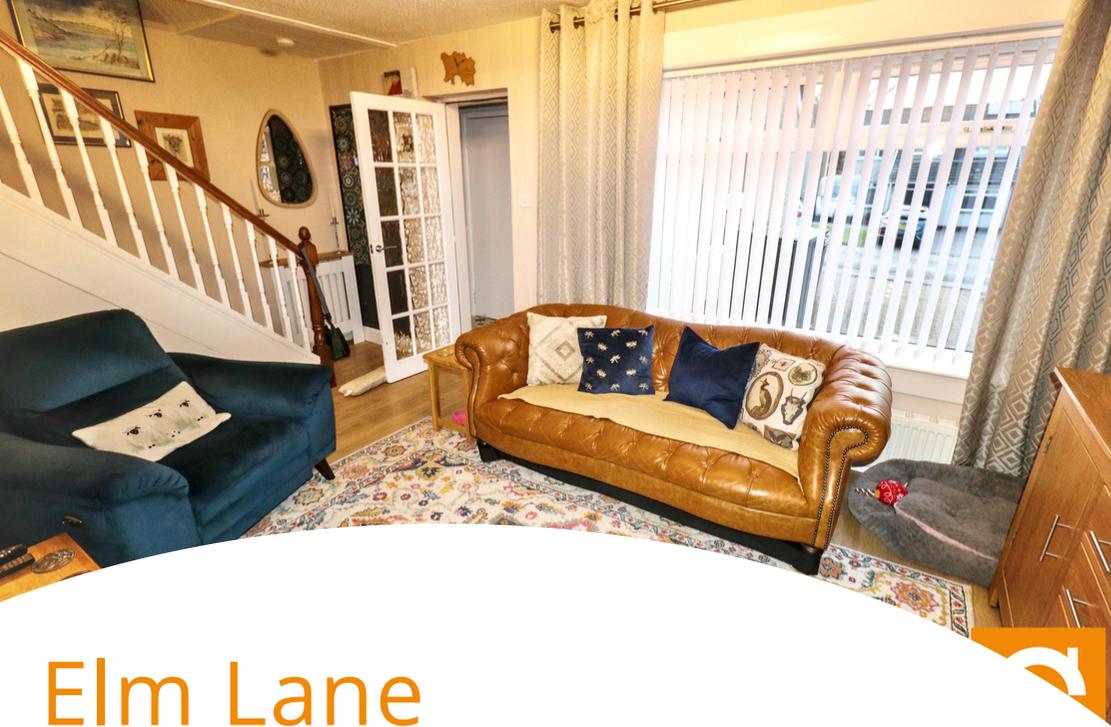
Glenrothes, KY7 5TD



DELMOR

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# Elm Lane

Glenrothes, KY7 5TD

\*\*\*\*\*NOW £15000 BELOW HOME REPORT PRICE\*\*\*\*\*This FABULOUS FAMILY HOME enjoys a cul de sac location within a much sought after private development, Accommodation comprises: Hall, fabulously presented lounge with open plan dining room, superb remodelled high end kitchen with all appliances integrated, three bedrooms and redesigned shower room. spacious INTEGRAL GARAGE, Beautifully landscaped garden that includes a generous mono block drive that allows side by side parking. Adjacent to woodland. A FANTASTIC FAMILY HOME in move in condition





### Hall

Access to this family home is through an attractive replacement composite external door with pattern glazed inserts. The hall has internal doors leading to the lounge and integral garage. Cupboard allows for storage. Tiled flooring.

### Lounge

A fabulously presented public room positioned to the front of the property with window formation over looking the front drive and quiet cul de sac. An open staircase rises to the upper level. Recessed alcove with display shelf and low level cupboard. Additional under stair storage cupboard. The lounge is completely open plan to the dining room.

### Open Plan Dining Room

The open plan dining room is large enough for a good sized dining table plus additional free standing furniture, new, extra wide French style doors exit into the landscaped rear garden. The quality light oak finished laminate floor continues through from the lounge and through the dining room and kitchen.



### Kitchen

The fully integrated kitchen has been completely remodelled, superbly finished and enjoying an excellent supply of high end, gloss finished floor and wall storage units, drawer units, contrasting marble effect wipe clean work surfaces with matching wet walled splash backs and inset composite sink, drainer and mixer taps. Integrated eye level microwave oven with conventional oven below, four burner gas hob with modern chrome finished extractor. Fully integrated fridge, freezer, dishwasher and automatic washing machine. Modern panelled and mirrored ceiling with downlighters. Window formation over looks the replanned and landscaped rear garden.

### Upper Floor

#### Upper Hall

The staircase rises to the upper level. The landing has internal doors leading to all three bedrooms and the redesigned shower room. Two separate cupboards allow for storage.



### Shower Room

The shower room has been tastefully remodelled, tiled throughout, three piece suite comprises low flush WC, wash hand basin set into a attractive vanity and enclosed curving shower compartment that enjoys contrasting tiling and thermostatically controlled shower. Additional built in Vanity cupboard. Modern panelled and mirrored ceiling with downlighters. Eye level opaque glazed window.

### Bedroom One

This double bedroom is positioned to the rear of the property with window formation over looking the enclosed rear garden and woodland beyond. Built in wardrobes with mirror sliding doors extend along the greater part of one wall. Display/storage shelving. Feature wall decoration.

### Bedroom Two

The second double bedroom this time positioned to the front of the property with window formation over looking the quiet peaceful cul de sac. Built in wardrobes with sliding doors. Feature wall decoration.



### Bedroom Three

The third bedroom is a single, presently being utilised as a home office/occasional bedroom. Sizes include the coombe of the ceiling. Window over looks the drive.

### Integral Garage

A generous sized integral garage. Vehicle access from the mono block drive is through an up and over door.

### Gardens and Drive

The grounds to the front of the property have been converted to form a generous sized mono block drive. The rear garden has been replanned and landscaped, tastefully designed with raised decking, stone chipped display areas and flower beds. A rear gate leads directly to the wooded area to the rear of the property.

### Heating and Glazing

Gas Combi Central Heating, Quality Double Glazing



### Contact Details

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### SONIC TAPE

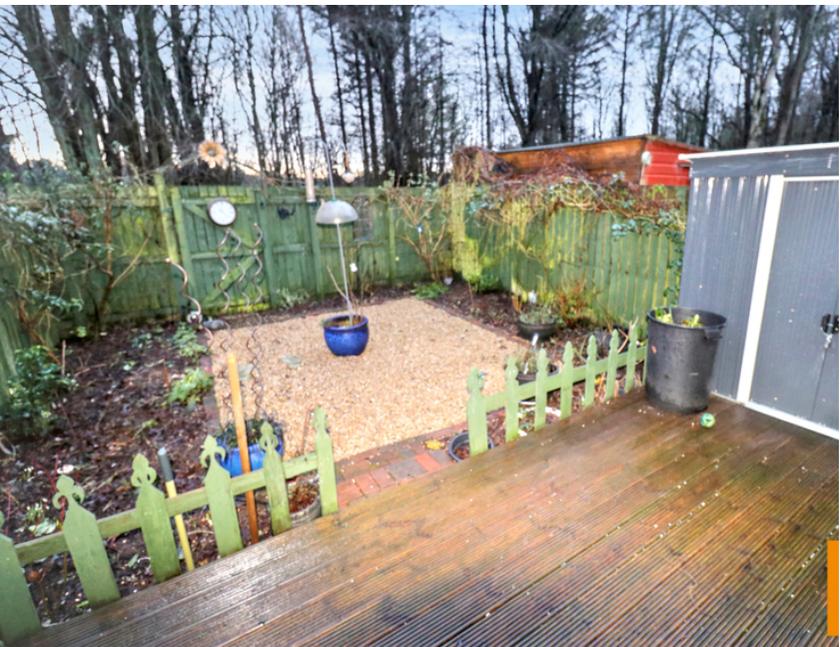
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### 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

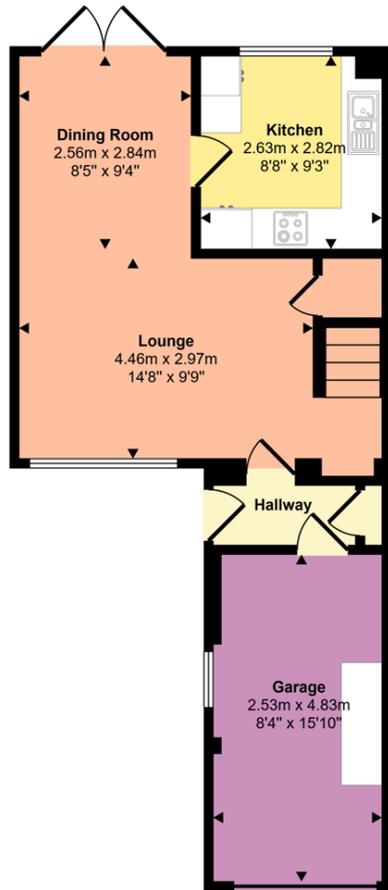
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

### FREE VALUATION

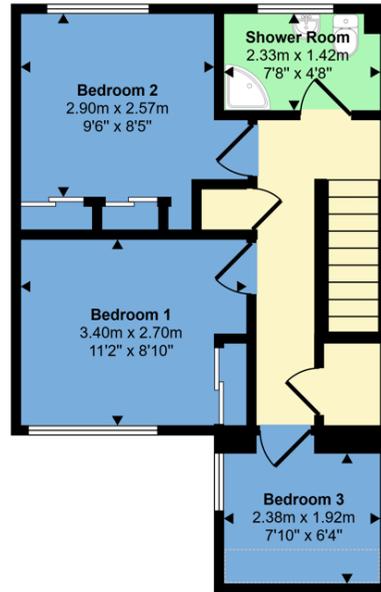
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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>	73	80
(55-68)	<b>D</b>		
(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	



Ground Floor



First Floor

Denotes head height below 1.5m

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.

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