



Offers Over £110,000
22 Scott Path
Glenrothes, KY6 1AH



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Scott Path

Glenrothes, KY6 1AH

This END TERRACED FAMILY HOME is positioned in a corner of a quiet cul de sac within the much sought after South Parks Precinct. Schools, Parks, the Kingdom Centre and many other amenities are all within walking distance. Accommodation comprises: Spacious Hall, well appointed lounge, modern kitchen, two double bedrooms and family bathroom. Gardens to front and rear. AN IDEAL FIRST TIME BUY boasting an excellent location.





Hallway

Access to this family home is through a panelled and pattern glazed UPVC external door. An opaque glazed window allows for natural light. Internal doors lead to the kitchen and lounge. Cupboard allows for storage.

Lounge

A spacious, well presented public room with window formations looking to front and rear. Focal point for the room is an attractive electric display fire set within a light oak surround and mantle. Light Oak laminate flooring.

Kitchen

The kitchen enjoys a supply of modern gloss finished floor and wall storage units, contrasting marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Integrated electric fan assisted oven, four burner gas hob and overhead extractor. Plumbing for automatic washing machine, space for upright fridge freezer. External UPVC Door and window exit to the rear garden. A further small window looks to the side.



Upper Level

Stairs and Hall

A wide staircase rises to the upper level. The landing offers access to both bedrooms and the family bathroom. Window formation looks to the side of the property. Ceiling hatch leads to the attic space.

Bedroom 1

A superior sized double bedroom positioned to the front of the property with window formation over looking the peaceful cul de sac. Cupboard allows for storage.

Bedroom 2

The second double bedroom is positioned to the rear. built in cupboard houses combi boiler and allows for additional storage. Double window formation over looks the enclosed rear garden.

Bathroom

The partially tiled family bathroom enjoys three piece suite comprising low flush WC, pedestal wash hand basin, and panel bath with wall mounted shower. Opaque glazed window.



Garden

The front garden is mainly laid to grass, the enclosed rear garden has a further grassed area and large patio. Two out buildings offer external storage

Heating

Gas combi central heating,

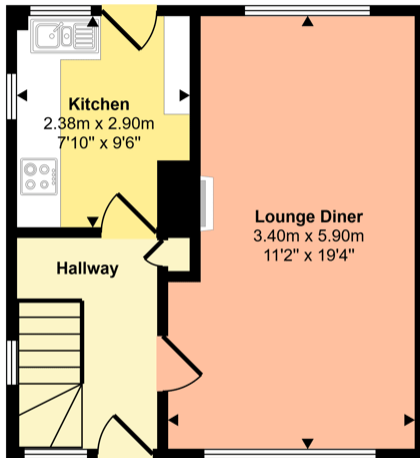
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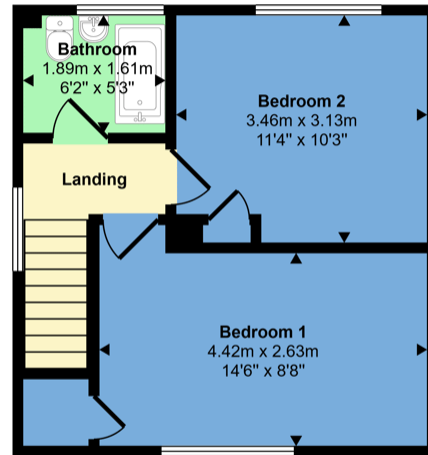




Approx Gross Internal Area
65 sq m / 698 sq ft



Ground Floor
Approx 32 sq m / 349 sq ft



First Floor
Approx 32 sq m / 349 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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