

Glenrothes
22 Auchavan Gardens

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22 Auchavan Gardens, Glenrothes, Fife, KY7 4TU

Reference: GLS190165

This wonderful detached villa is located within a lovely cul-de-sac in the desirable Finglassie residential area of Glenrothes. Conveniently placed for Glenrothes amenities, the property is also ideally located for commuting with good links to the road network throughout Fife and beyond and with Thornton mainline train station found a short drive away.

The property is presented in good order throughout, benefits from double glazing and gas central heating and sits within lovely gardens which should appeal to a variety of potential purchasers.

The generous accommodation over two levels comprises of; entrance vestibule with storage cupboard, reception hall with two further storage cupboards and a cloakroom fitted with modern WC and wash hand basin. The bright lounge/dining room has three window formations overlooking the front garden and the wonderful breakfasting kitchen to the rear is fitted with a range of units with complimentary wooden work surfaces incorporating a breakfast bar. There is an integrated dishwasher and the "Rangemaster" 8-burner stove and American style fridge/freezer are available by negotiation.

Access is provided from the kitchen to the integral single garage with utility area to rear. There is further access from the kitchen to the stunning conservatory and to the rear garden.

The impressive conservatory, glazed round three sides, is of a good size and has French doors provide direct access to the rear garden. Completing the ground floor accommodation is a versatile room, currently utilised as an office but could be used as a further bedroom/family room etc.

Stairs, with window on split landing, lead to the upper floor accommodation comprising of; a generous sized master bedroom with two windows to the front of the property, a range of mirror door built-in wardrobes and an en-suite shower room fitted with white suite. There are two further double bedrooms to the rear with built-in wardrobes and an additional single bedroom to the side. The stylish family bathroom benefits from both a bath and separate shower cabinet.

Externally, there are gardens to front, side and rear. The front garden is open and laid to lawn with shrub borders and a drive provides ample parking and leads to integral single garage. The rear and side gardens are enclosed with woodland beyond offering privacy. Again, the gardens are laid mainly to lawn with shrub borders and paved/chipped areas.

Early viewing is highly recommended.

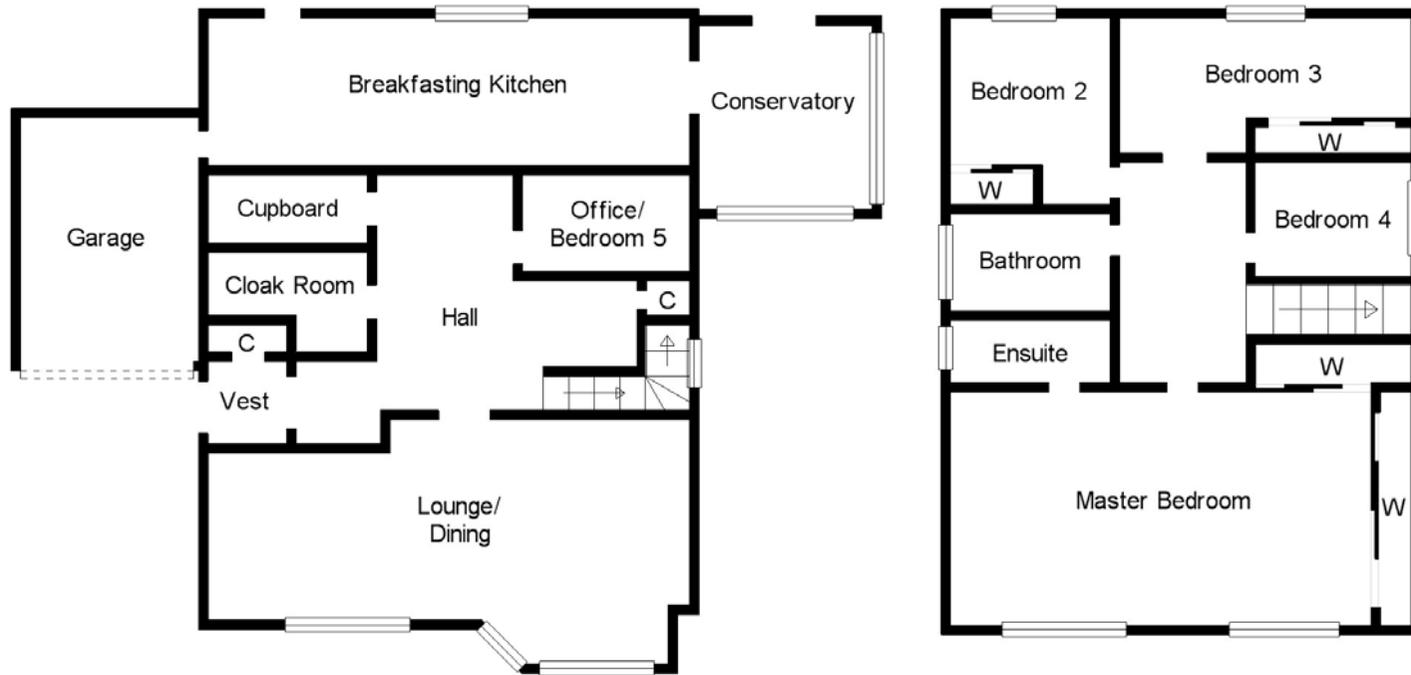
Please refer to published Home Report for EER Band.











Room Dimensions...

Breakfasting Kitchen	20'6" x 10'8" (6.25m x 3.25m)
Lounge/Dining Room	20'5" (6.22m) x 15'2" (4.62m) narrowing to 9'3" (2.82m)
Office/Bedroom	11'1" x 6'3" (3.38m x 1.9m)
Master Bedroom	18'1" x 9'7" (5.51m x 2.92m)
En-suite Shower Room	9'3" x 5'10" (2.82m x 1.78m)
Bedroom 1	10' x 9'2" (3.05m x 2.8m)
Bedroom 2	10'10" (3.3m) x 7'8" (2.34m) narrowing to 6'8" (2.03m)
Bedroom 3	8'1" x 7'3" (2.46m x 2.2m)
Family Bathroom	9'3" x 7'5" (2.82m x 2.26m)
Conservatory	16'4" x 12'8" (4.98m x 3.86m)

Your local office...

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