



106 Sappi Road, Glenrothes, Fife, KY7 6ZU

Beautifully Presented, Three-Bedroom, Mid-Terrace Home with Gardens

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Property Description

Beautifully presented, three-bedroom, mid-terrace home with gardens and two allocated parking bays. Positioned in a quiet, modern and leafy development, located in Glenrothes, Fife.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

Highlights include a modern fitted kitchen and bathroom suites, continuous quality LVT flooring and light, tasteful decor. Additionally, it features gas central heating, solar panels, double glazing, and ample storage, including a loft space.

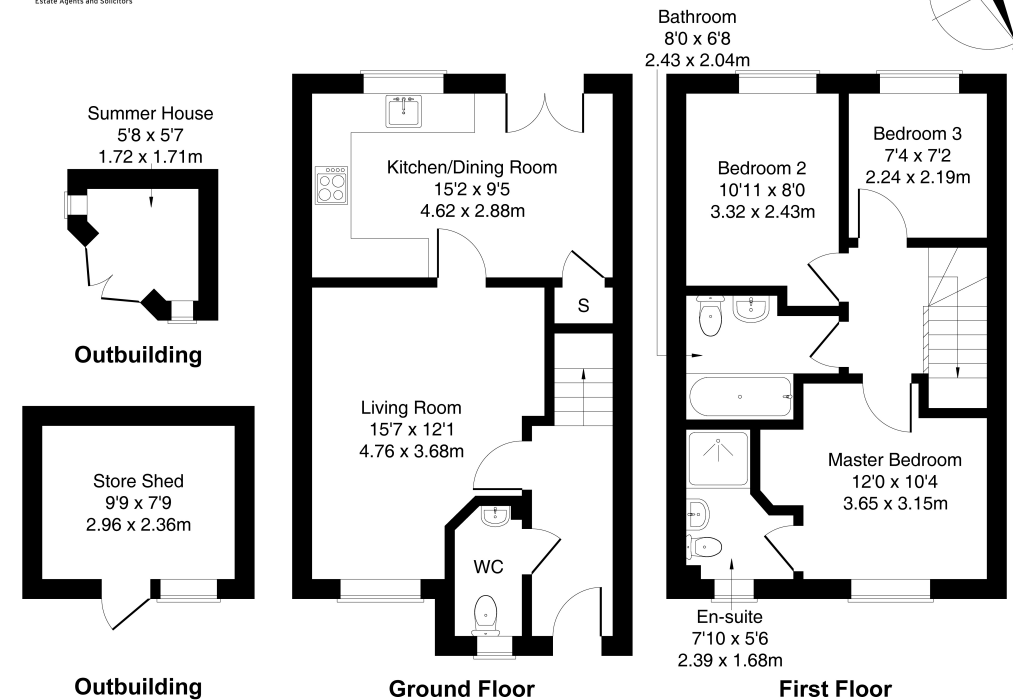
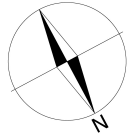
There is a double parking bay adjacent to the front, whilst the rear garden includes a lawn, a patio, a storage shed, and a summer house. The development also provides unrestricted visitor parking bays, landscaped grounds and excellent transport and shopping links.

An inviting entrance welcomes you into the property and leads through to the living room, which is finished with light, tasteful décor throughout. The kitchen continues the contemporary flooring from the living room and provides direct access to the private garden, creating a practical and comfortable space for both relaxing and entertaining. Finished to a high standard, the kitchen features granite-effect worktops with matching upstands, a stainless steel sink with drainer, an integrated oven and gas hob with canopy extractor above, a dishwasher, and a fridge/freezer.

Completing the ground floor is a convenient WC located off the entrance hallway. Upstairs, the first floor is finished with fitted carpeting and provides access to all three bedrooms, each benefiting from light décor and carpeted flooring. The master bedroom is further enhanced by a private en-suite shower room, adding extra convenience. Completing this beautiful home is the family bathroom, fitted with a modern three-piece suite including a bath.



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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, offering a wide range of residential properties throughout the town. Shopping options include the Kingdom Shopping Centre with many popular high-street retailers and supermarkets such as Asda, Aldi, Lidl and Marks and Spencer. The Michael Woods Centre provides extensive modern sports and leisure facilities, and Glenrothes is also home to an eighteen-hole

golf course, a cinema, and a theatre at Rothes Halls. The town has well-established primary and secondary schools, with further education available at The Adam Smith College located on the Stenton campus of Fife College. For commuters, the A92 provides quick access to Edinburgh and the central belt, and railway stations are available at both Thornton and Markinch.





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