



DURNESS COURT GLENROTHES | FIXED PRICE £98,000

01383 699000

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THE PROFESSIONAL ESTATE AGENTS





# DURNESSE COURT

GLENROTHES

£98,000

**SOLD ANOTHER ONE!**

**AMAZING RESULTS!™** Estate Agents introducing a fantastic, ready to move into, chain free 3 bedroom home with gardens to front and rear. Spacious lounge and dining area. Set within the popular Rimpleton area of Glenrothes. A home you will want to own. Call today to arrange your viewing.

## DESCRIPTION:

On entering the front porch you will find the combi boiler, space for storage and access to the spacious lounge and dining area. The lounge area is located to the front of the property and is on an open plan basis with dining area. There is a carpeted stair rising to upper floor. The dining area provides access to fitted kitchen and as an added bonus has french doors leading to the decking area in the rear garden. The Kitchen is located to the rear and has an integrated oven and hob and an additional walk in storage cupboard. The upper floor has a storage cupboard and boasts 3 bedrooms and a tiled family bathroom.

- Lounge 13'6" x 17'9" (4.11m x 5.41m)
- Dining Area: 12'5" x 9'3" (3.78m x 2.82m)
- Kitchen: 9'9" x 8'2" (2.97m x 2.49m)
- Bedroom 1: 13'7" x 9'2" (4.14m x 2.79m)
- Bedroom 2: 11'4" x 10' (3.45m x 3.05m)
- Bedroom 3: 9'1" x 7'10" (2.77m x 2.39m)
- Bathroom: 6'6" x 5'7" (1.98m x 1.70m)

## SITUATION:

Glenrothes is a town situated in the heart of Fife, in east-central Scotland. Glenrothes is the administrative capital of Fife containing the Fife Council. The town has won multiple horticultural awards in the "Beautiful Scotland" and "Britain in Bloom" contests. Public facilities include a sports centre, golf course, theatre, a cinema and a college campus. There are secondary and primary schools in Glenrothes. A major bus station is located in the town centre. The Kingdom Centre forms the main shopping element of the town centre. The town has direct dual-carriageway access to the M90 via the A92 Trunk Road. The A92 passes north/south through the town and connects Glenrothes with Dundee in the north and Dunfermline in the southwest where it merges with the M90. This gives Glenrothes a continuous dual-carriageway link to Edinburgh. The nearest rail links are based outside the town at Markinch and Thornton. Glenrothes is also home to an airfield, Fife Airport which is used for general aviation with private light aircraft.

## KEY FEATURES:

- Set Within A Popular Area Of Glenrothes
- No Chain
- Decking area
- Fitted Kitchen
- A Lovely Move In Condition Home
- 3 Bedrooms
- Gas Heating And Double Glazing
- Garden
- EPC: C

## GARDEN:

The property benefits from a front garden that is mostly laid to lawn with a small patio area. The rear garden is an enclosed low maintenance garden with decking area, brick shed, timber shed and gate leading to rear car park.

## EXTRAS:

All fitted floor coverings, light fittings, and integrated appliances are included with the sale price.

## ARRANGE A VIEWING:

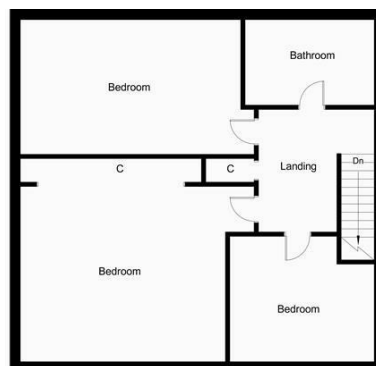
Viewing by appointment, please call your local Estate Agent Kevin Jenkins to see this home. 01592 303012. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online, please visit **AMAZING RESULTS!™** website.

## BOOK A FREE VALUATION:

Find out today what your home is really worth! Get a market valuation with your local Estate Agent, Kevin Jenkins, 7 days a week 8am-8pm.

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An Expert At Your Side.™



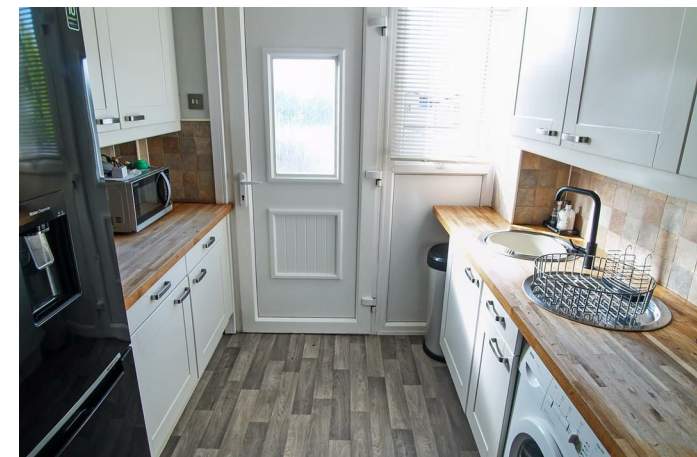
First Floor



Ground Floor

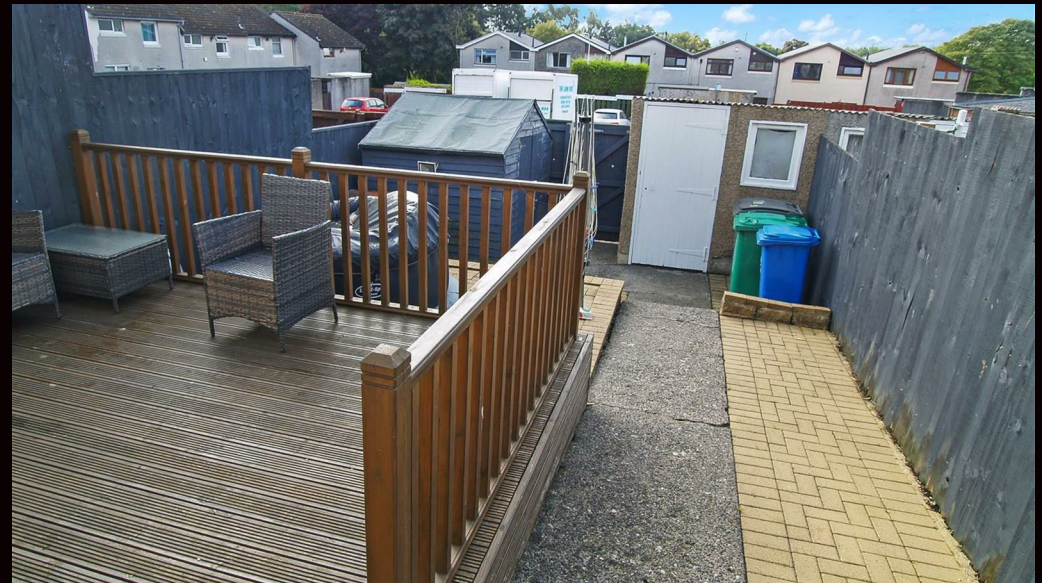
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	67
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland EU Directive 2002/91/EC	



To view this property call Kevin Jenkins on 01383 699000





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Viewing is strictly by appointment through your local Agent on 01383 699000. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

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