



**boyd** property

9 Formonthills Court  
GLENROTHES | KY6 3EQ

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## Description

An excellent opportunity has arisen to acquire this 2-bedroom semi-detached house, situated in the sought-after area of Formonthills, in North Glenrothes. The property would now benefit from general upgrading work and offers excellent potential to become a lovely family home. The accommodation briefly comprises an entrance hall, lounge and a fitted kitchen/dining room. A carpeted staircase leads to the upper landing which gives access to two double bedrooms and family bathroom. The property benefits from triple glazed windows, gas central heating, private garden grounds to the front, side, and rear. There is a paved driveway to the front. Viewing is highly recommended to see the size and potential this property has to offer.

## Location

Glenrothes is widely looked upon as one of the most successful New Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods and a multi-screen cinema. Glenrothes also boasts its very own 18-hole Golf course and excellent Primary and Secondary schooling is available. For the commuter the A92 allows swift access to Edinburgh and there are railway stations at both Thornton and Markinch.

## Extras

All fitted floor coverings, integrated kitchen appliances, free standing washing machine and fridge freezer and the garden shed.

## Price & Viewing

For price and viewing information contact Agents.

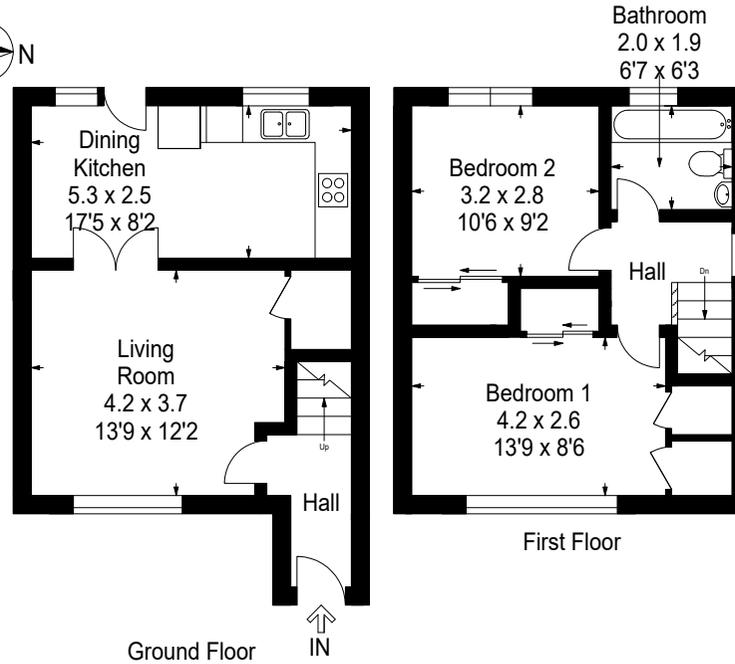


## Features

- Entrance hallway
- Lounge
- Kitchen/Dining room
- Upper landing
- 2 Bedrooms
- 1 Bathroom
- Triple glazing
- Gas central heating
- Private gardens to front, side and rear
- Driveway

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Approximate Internal Floor Area 774 Sq Ft / 72 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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