



13 Aspen Avenue, Glenrothes, KY7 5TA

Offers Over £220,000



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## OFFERS OVER £220,000

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Number thirteen is a spacious detached villa which is located within a desirable residential area of Glenrothes close to local amenities and bus route to the town centre.

The Town Centre offers a comprehensive range of facilities including shops and supermarkets. Mainline bus station offering connections to major towns and cities including Dundee, Glasgow and Edinburgh. Markinch Train station is a short driveway away.

The property is entered into the entrance hallway which offers storage facilities.

The lounge offers a large picture window to the front and French doors lead into the glazed conservatory, Perspex roof with door giving access to the enclosed rear garden.

The kitchen is fitted with green base and wall units, wood effect work surfaces and stainless-steel sink and drainer. Slot in gas cooker. Integral dishwasher, fridge and freezer. Window into the conservatory.

Louver doors lead into the utility area space and plumbing for washing machine and space for fridge. Door leading to the rear.

A door leads into the shower room which is fitted

with a W.C. and wash hand basin set within vanity unit. Shower cubicle with electric shower. Small window to the side.

A staircase from the entrance hallway leads to the upper level where there is a window to the side filtering through natural light.

Bedroom one has a window to the front and double fitted wardrobe facilities.

Bedroom two has a window to the front and fitted wardrobe facilities.

Bedroom three is a single bedroom with a window to the front and a cupboard offering storage.

The bathroom is fitted with a W.C., wash hand basin and bath. Opaque window to the rear. The property offers gas central heating and double glazing.

To the front the garden is open plan. A driveway leads to the garage which is accessed via an up and over door.

A pathway to the side leads to the rear garden which is secured by a timber gate.

Area laid to lawn and area laid with AstroTurf.





- Spacious Detached Villa within a desirable area of the town
- Hallway
- Lounge
- Conservatory
- Fitted kitchen
- Utility through to W.C.
- Three bedrooms
- Family bathroom
- Driveway leading to the garage and open plan garden to the front
- Delightful enclosed garden to the rear

### **INCLUDED**

All fitted carpets, fitted floor coverings, integral appliances, washing machine and fridge will be included in the price.

### **SERVICES**

Mains water, drainage, gas and electricity.

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: D**

**FLOOR AREA: 914.00 SQ FT**







## Room Sizes

*Approximate measurements*

Living room / Dining room	10'4" x 24'7"
Conservatory	15'10" x 9'0"
Kitchen	8'0" x 10'8"
Shower room	2'11" x 6'10"
Bedroom	8'10" x 13'7"
Bedroom	9'10" x 8'10"
Bedroom	7'8" x 10'7"
Bathroom	6'8" x 5'7"



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Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304940)



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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.