

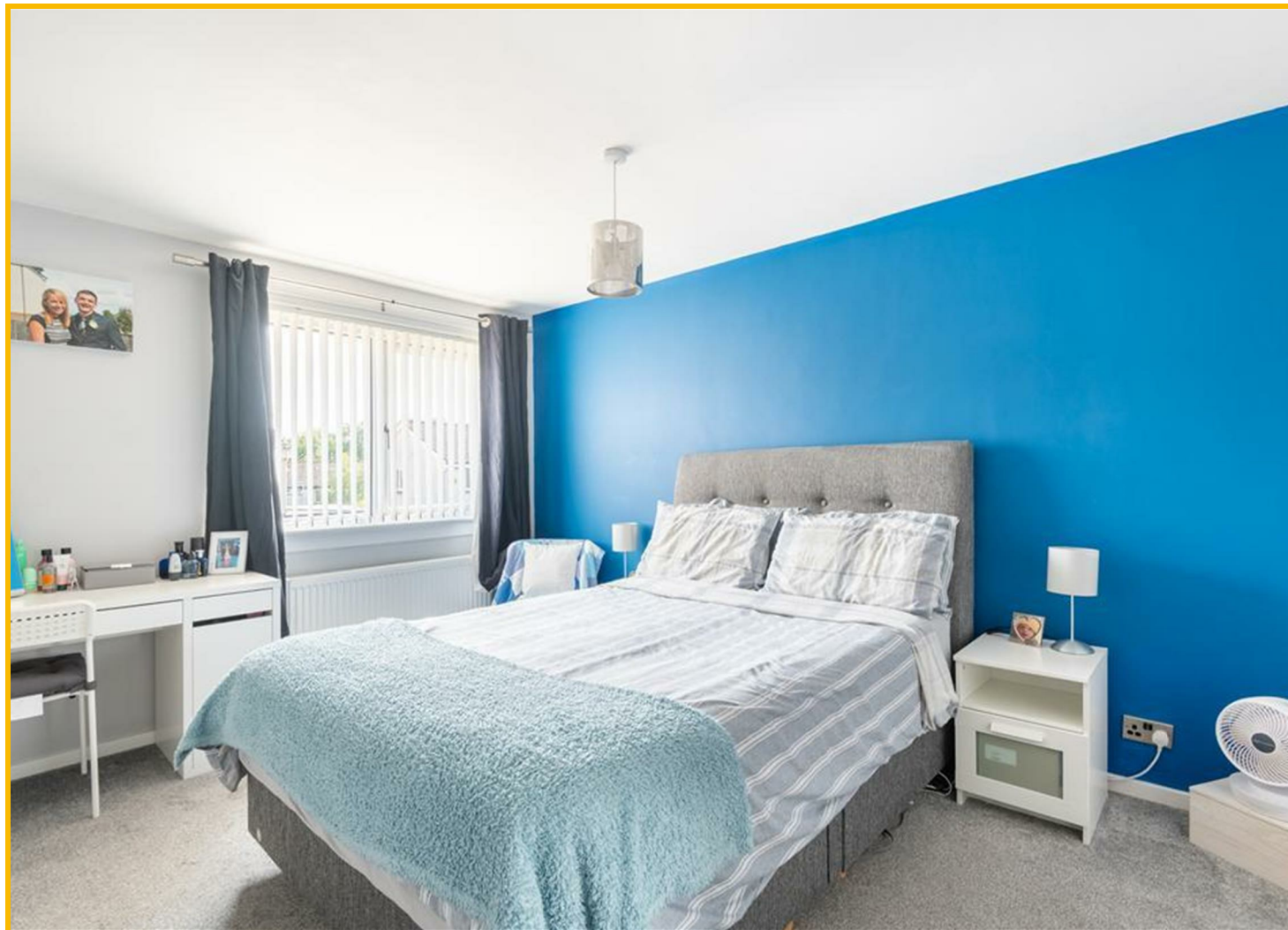


58 Balnagowan Drive, Glenrothes, KY6 2SJ

Offers Over £200,000



BEAUTIFUL 3 Bedroom Semi-Detached Villa in MOVE IN CONDITION located in a CUL DE SAC with landscaped gardens, a garage and off-street parking. Easy access to the swimming pool/leisure facilities, town centre and excellent commuting links for Dundee, Perth, Edinburgh and beyond via road and rail at Markinch railway station. Accommodation: Hall, living room/dining room, kitchen, laundry, 3 bedrooms and a bathroom. DG. GCH. Front and rear gardens. Off street parking and a garage. PERSONAL PROPERTY TOUR available online.



LOCATION

Located in central Fife and regarded as a "New Town" Glenrothes has excellent recreational facilities at the Michael Woods Sports centre, including parkland, various sports venues and two golf courses. In recent years it has become a focus for electronics manufacturing, earning it the nickname 'Silicon Glen', after Silicon Valley in the USA. Main shopping facilities are located at the Kingdom Shopping Centre including a multi-screen cinema and bus station. Education is provided through a number of local Primary and Secondary schools. The nearby A92 allows swift access to Edinburgh/Dundee including railway stations at both Thornton and Markinch.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a composite door leading into the lower hall. Carpeted stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. Radiator. Laminate flooring.

LIVING ROOM

13'10" x 11'4" (4.24m x 3.46m)

Bright living room with a double-glazed window to the front. Natural stone fireplace with an electric fire. Coving. Radiator. Carpeted. Open plan to the dining room.

DINING ROOM

11'2" x 8'7" (3.41m x 2.62m)

Good-sized dining room with a double-glazed window to the rear overlooking the garden. Coving. Radiator. Carpeted.

KITCHEN

11'0" x 8'11" (3.37m x 2.73m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an induction hob, extractor fan, eye level oven/grill, additional oven and a dishwasher. Cupboard provides storage space. Double-glazed window to the rear

overlooking the garden. Radiator. Vinyl flooring. Doorway to the laundry.

LAUNDRY

8'4" x 8'0" (2.55m x 2.46m)

Convenient laundry room comprising: Wall mounted, floor standing units with contrasting worktops and space below for freestanding appliances. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Radiator. Vinyl flooring. Double-glazed window to the rear. UPVC door provides access to the rear garden.

UPPER LANDING

Hatch provides access to the partially floored roof space equipped with lighting, via a fixed metal ladder. Radiator. Carpeted.

BEDROOM 1

13'1" x 11'5" (4.00m x 3.48m)

Spacious double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

9'4" x 9'4" (2.87m x 2.87m)

Additional double bedroom with a double-glazed window to the rear. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space with fitted drawers. Radiator. Carpeted.

BEDROOM 3

9'5" x 8'2" (2.88m x 2.49m)

Good sized bedroom with a double-glazed window to the front. Cupboard provides shelving/storage space. Radiator. Carpeted.

BATHROOM

8'2" x 5'10" (2.49m x 1.80m)

Contemporary 4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with sliding doors

and a thermostatic control rainfall shower. Opaque double-glazed windows to the side and rear. Partially tiled. Heated towel rail. Tiled flooring.

GARDEN

The front garden has an area of lawn and a monobloc driveway providing access to the garage and off street parking. A path to the side leads to the rear garden, accessed via a timber gate. The rear garden is beautifully landscaped providing a large area of lawn and a paved patio. A raised timber deck offers an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. The garden is fully enclosed within a timber fence surround making this a safe space for children and pets to play and spend time outdoors.

GARAGE

16'8" x 8'7" (5.10m x 2.62m)

The garage is accessed via a metal roller door, provides secure parking with additional storage space. Equipped with light, power, fixed shelving and a workbench to the rear this is an ideal space for a keen DIYer. Concrete flooring.

AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.





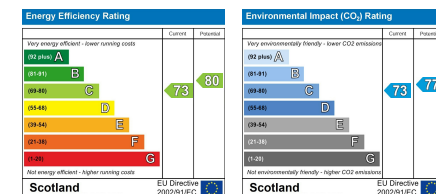
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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