



### 9 Formonthills Court, Glenrothes, KY6 3EQ, Glenrothes, KY6 3EQ, Glenrothes, East Fife

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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.

**BASE INFORMATION:**

Rooms	: 1
Bed	: 2