



37 Bighty Crescent, Woodside, Glenrothes, Fife, KY7 5AP

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Glenrothes Shopping Centre 1.3 miles, Thornton Train Station 3 miles, Kirkcaldy Town Centre 6 miles, A92 15 miles, Elie 15 miles, Dunfermline City 21 mile, Edinburgh 32 miles

This 3 bedroom mid terraced house has a shared access to a sizeable rear garden. It would make an excellent family home or “buy to let” property.

Accommodation:

- 3 Bedrooms
- Large Lounge
- Large fitted Kitchen
- Attractive Bathroom
- Large grassed rear garden
- Three parking spaces
- Quiet Street
- Shops round the corner
- Walking distance to Auchmuty Secondary School
- Mains water sewage, electric and gas (central heating)
- Scope to extend the house with a conservatory - outlook over the rear garden

Located in a really quiet street near a number of wooded park areas and close to open countryside beyond the rugby club. Which lies a couple of hundred yards away.

Offers over – £ 105,000

Home Report – £115,000

EPC -



The House

This three bedroom house has been reroofed in the not too distant past as well as having being harled. There is an opportunity to add extensions to the west side of the house which has a lovely outlook to the park and golf course to the west. The neighbour to the north has already walked off her garden and built a small extension.

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule (S) 1.92m x 0.82m

Partly glazed storm door, boiler cupboard with Baxi central heating boiler.

Lounge (S) 4.95m x 3.83m

Under stair storage cupboard 3.0m x 0.90m, door to kitchen, Partly glazed door to staircase.

Kitchen (N) 3.73m x 3.13m

Partly glazed storm door to rear garden, double window to rear garden, wall and floor, fitted kitchen units, hood for cooker. New laminate flooring.

Bathroom (W) 2.08m x 1.90m

Double frosted window to rear garden, bath with new mira shower, WC and wash hand basin, tiled floor, and partly tiled walls.

Staircase to first floor 5.80m x 0.90m.

FIRST FLOOR

Landing/Hallway.

Bedroom 1 (W)

Attractive westerly outlook which catches the afternoon and evening sun, large windows.

Bedroom 2 (E)

Outlook to the east over the back garden, the room catches the morning sunshine.

Bedroom 3 (E)

Outlook to the east over the rear garden.



Nearby play park, Rugby and Football fields



Nearby Rugby and Football fields



Lounge Area



Lounge Area



Different view of Lounge



Kitchen



Bathroom



First floor staircase/balcony bed 1 & bed 3 entrances



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 3



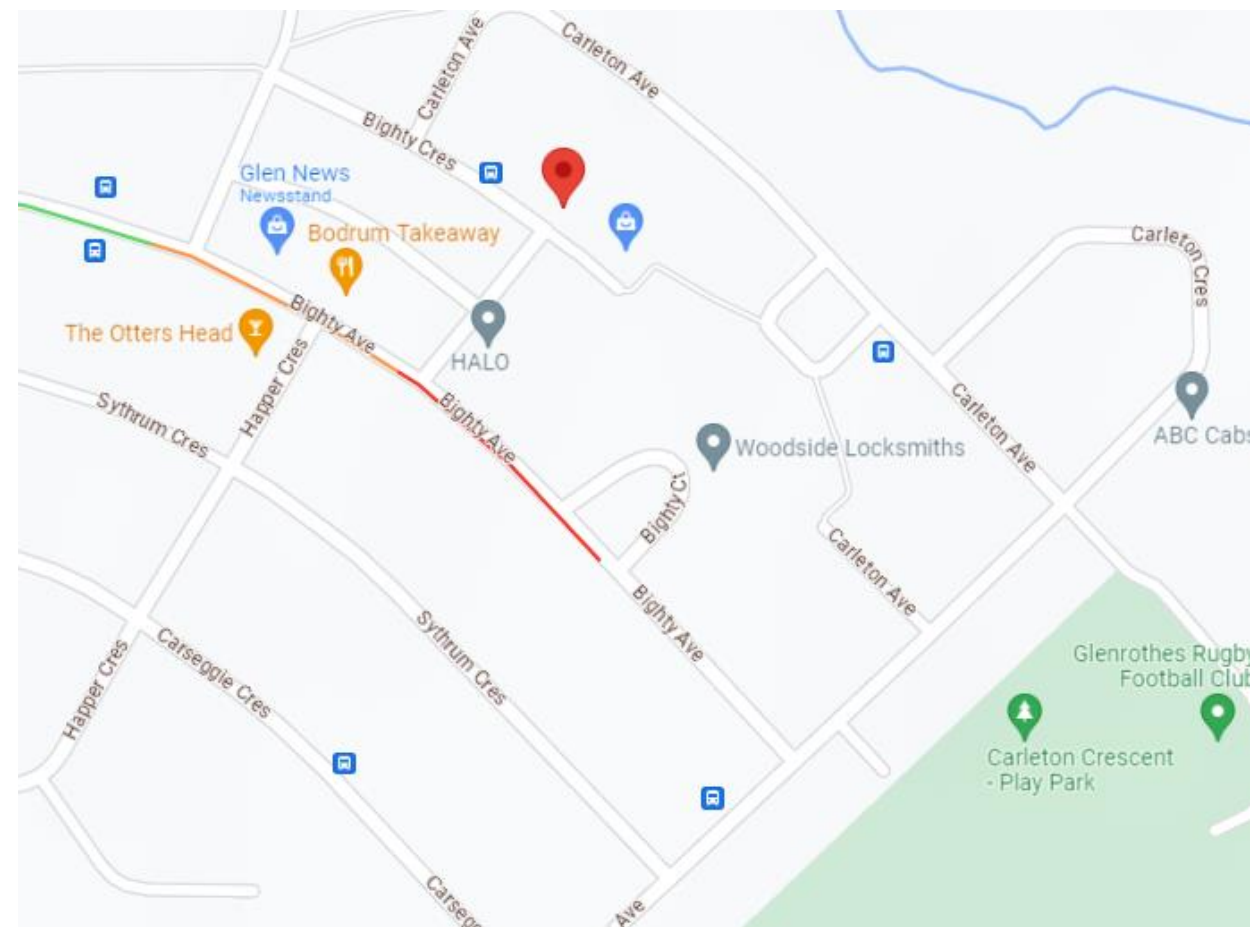
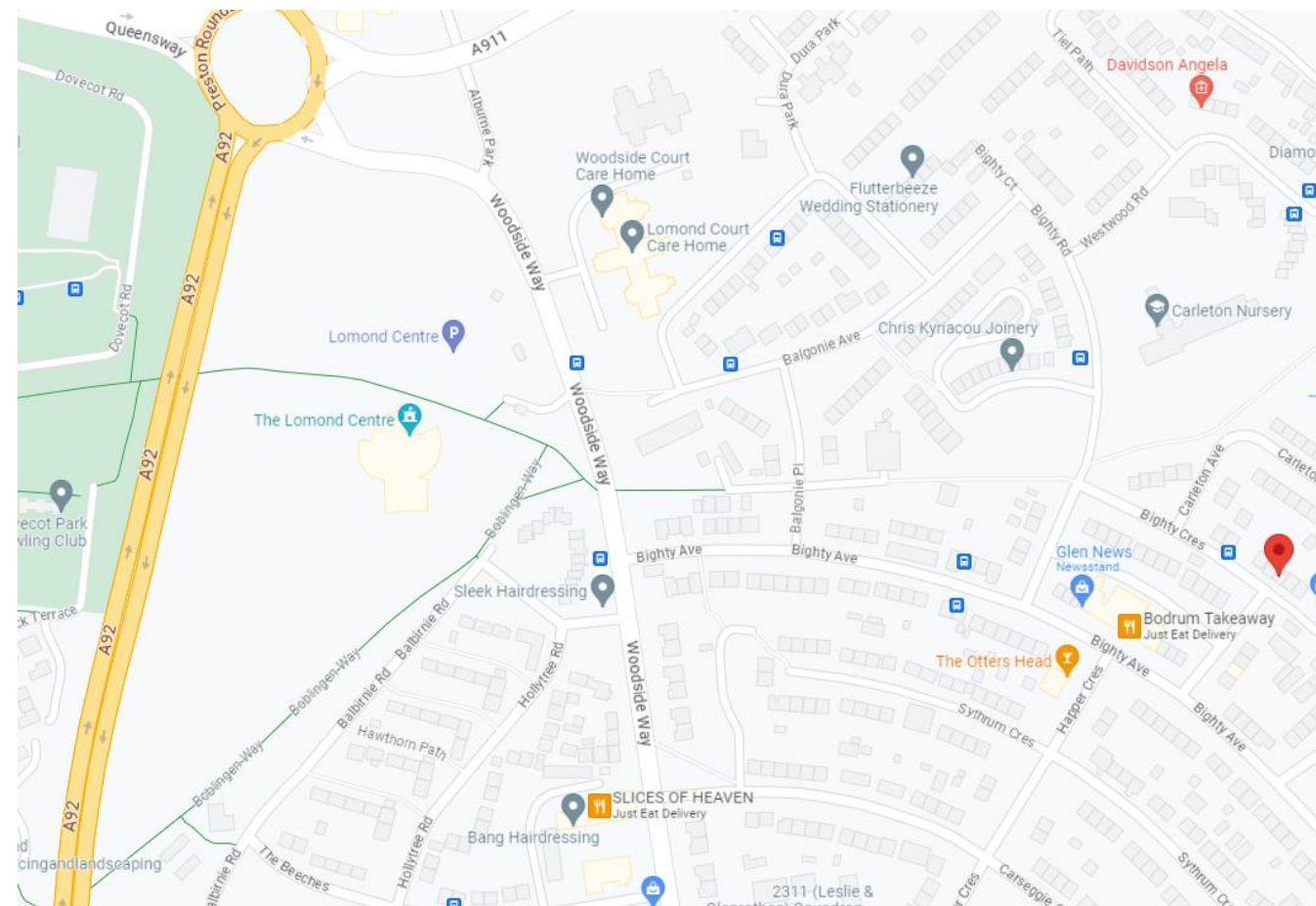
Looking to north west from bed 1



Looking west from bedroom 1



Looking south west from bed 1



DIRECTIONS:

From Glenrothes shopping centre head out the A to the A92 dual carriageway, take the 3rd roundabout exit into Woodside. After 400 metres turn left into Bighly crescent proceed up this road past the shops, turn next left into Bighly Crescent and the house for sale site straight ahead of you at the T junction.

From Edinburgh proceed over Forth bridge, on the M90. Turn off at junction 3a to Kirkcaldy on the A92. Proceed onto Glenrothes, take the 3rd left at the first round and 4th left at the next roundabout into Woodside and continue as above.

FACILITIES:

Bighly Crescent is located a hundred yards away from Carleton Crescents “Delicate Touch” and Glenrothes Rugby club and football club. Balburnie Hotel and Golf Club lies metres to the north, Auchmuty Secondary School lies miles to the east with a large Asda’s to its north west. The Glenrothes shopping centre and bus station lies 1.3 miles away. Carleton Primary School is 0.3 miles away.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is **KY7 5AP**

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Fixtures and Fittings

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars.

Council Tax Band

Council Tax Band B

Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Misrepresentations

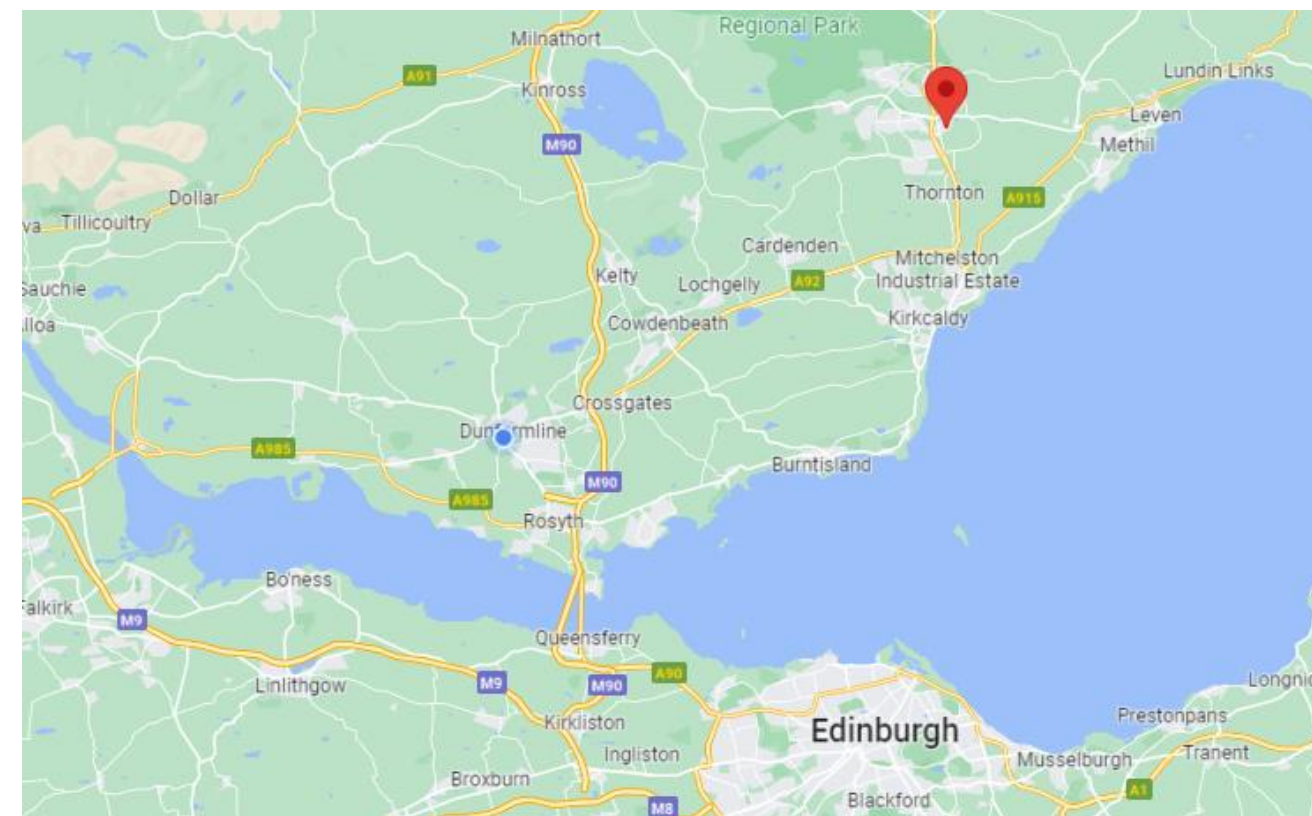
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

The sellers solicitors are Wilsons Solicitors, 37 High Street, Inverkeithing, Fife, KY11 1NT

Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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