







First Floor

Two Large Bedrooms

Shower Room

Front Garden/Driveway

18m x 18m - Rear Garden & Patios 25m x 8m

Gas central heating

Double Glazing

Excellent Condition

Excellent Sitting Tenant

**Offers Over £85,000**

83 Warout Road, Glenrothes, Fife, KY7 4EP Three bedroom semi detached house in excellent condition subject to a tenancy. Scope to extend e.g. rear and front conservatories, opposite parks, near shops & bus station and Glenrothes shopping centre. Offers Over – £ 98,000 Monthly rental circa £500 per month (From 1st July a 10% - 16% increase is anticipated) View from the house The House

## Property Description

Two bedroomed Semi-detached house in excellent condition throughout. Well located and close to the shops and the bus station. Opposite parks. Good external space with scope to extend. The property is subject to a tenancy. The tenant is excellent with a monthly rental of &pound;500 being paid.

ACCOMMODATION GROUND FLOOR Hallway/Stair External door. Stairs to upper floor accommodation Lounge 6.46m x 3.5m Large Lounge with double windows to the front and rear Kitchen 4m x 4m Fitted with a range of wall and base units. Door to the rear. Window overlooking the garden. FIRST FLOOR Landing Giving access to all rooms. Cupboard housing the boiler. Shower Room 3.22m x 1.95m Fitted with WC, hand basin and shower unit Bedroom 1 3.52m x 3.24m with fitted wardrobes. Double windows overlooking the garden Bedroom 2 3.52m x 3.22m with double windows Gardens Garden to the front with driveway 18m x 8m Rear Garden and patio 25m x 8m Ample space to extend.













These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is accepted for any closing date. Failure to register interest may result in the property being sold without notice.

#### **VIEWING AND REGISTERING AN INTEREST**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD.

#### **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

#### **OFFER**

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.

**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 misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property. 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 4EP Entry & Possession Ownership 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 B 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. 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 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, 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.