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80 Balnagowan Drive

, Glenrothes, KY6 2SJ

Offers Over £70,000

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The "Blank Canvas!" Fantastic opportunity to put your own stamp on this spacious two-bedroom upper flat, perfectly nestled within one of Glenrothes' most desirable and sought-after precincts! Featuring an entrance porch, bright lounge, kitchen, and bathroom, this four-in-a-block property requires a full scheme of upgrading and renovation throughout—offering the ultimate blank canvas for first-time buyers, downsizers, or savvy investors looking to create their dream home.

The property is set in the highly sought after Pitteuchar precinct with good amenities close-by including schools, the town centre, Rothes Halls Theatre and Library and the Michael Woods Leisure Complex. The property is within easy reach of the A92 trunk road which provides access throughout Fife and on to Dundee, Edinburgh, Perth and beyond. There is a local extensive bus service across Fife and beyond and Train Stations are nearby at both Thornton and Markinch. The surrounding Fife countryside is ideal for outdoor pursuits including Cluny Clays Activity Centre, Lomond Hills Regional Park, Balbirnie Park, Markinch, Riverside Park to name but a few. There is an abundance of golf courses very nearby and St Andrews, home of golf, is a 30 minute drive away.







Entry
Entry to the property is via uPVC door with double glazed panel into entrance porch.

Entrance Porch
Entrance porch with storage cupboard and stairs to the upper landing

Upper Landing
Provides access to the lounge, both bedrooms and bathroom. Cupboard housing the meters and access to loft.

Lounge 15'7" x 12'4" (4.75 x 3.78)
Front facing lounge, spacious and ready to put your own stamp on it. There is a gas fire in the lounge flued via a wall vent. Also an electric wall heater to one wall. We cannot guarantee either are in working order. Door into kitchen.

Kitchen 10'0" x6'11" (3.06 x2.13)
Rear facing kitchen, functional but in need of modernisation. Space for appliances, sink and drainer.

Bedroom 10'2" x 9'10" (3.1 x 3.0)
Front facing bedroom with double cupboard doors into wardrobe, offering hanging and storage space. Further cupboard with shelves.

Bedroom 10'1" x 7'6" (3.08 x 2.29)
Rear facing bedroom, again benefits from double cupboard doors, providing hanging and storage space.

Bathroom
Rear facing bathroom with bath, toilet and wash hand basin. Handy cupboard with shelves and housing the cold water tank. Again requiring upgrading.

Double Glazing
The property benefits from double glazing.

Heating/Hot Water
There is a gas fire and an electric storage heater in the lounge. We cannot guarantee these are in working order. There is a pre-insulated hot water storage tank with immersion heater located within the bathroom cupboard.

Gardens
The property benefits from a lawned area to the front and a shared section to the side.

Garage
There is a single lock-up garage located in an end terraced block nearby, number 160. This is of brick construction with a flat bituminous felt covered roof. There is a metal up and over access door.

Viewing
Viewing by appointment. Please call us on 01592 757114 or email property@innesjohnston.co.uk to book your time slot!

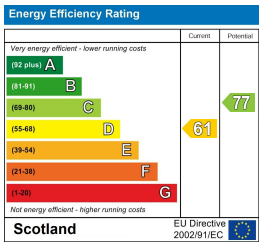
Area Map

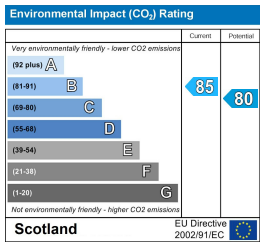






Energy Efficiency Graph





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