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PROPERTY

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28 Brown Crescent

Thornton, Kirkcaldy, KY1 4AB

Offers Over £120,000

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Set within the popular village of Thornton, this semi-detached villa offers well-proportioned accommodation over two levels and presents an excellent opportunity for purchasers seeking a home with scope to personalise. Benefitting from gas central heating, double glazing, driveway, garage and a rear carport, providing super additional caravan or car storage space. The property further boasts a substantial rear garden with a variety of outbuildings and excellent outdoor space.

Thornton is a well-established village in the heart of Fife, offering an excellent balance of convenience and connectivity. The village provides a range of everyday amenities including local shops, a primary school, pharmacy, health services, cafés and regular bus services, while the larger towns of Glenrothes and Kirkcaldy are only a short drive away. Thornton Railway Station offers direct rail links to Edinburgh, Dundee and beyond, making it an attractive location for commuters. The village also enjoys easy access to the A92, one of Fife's main commuter routes. For outdoor enthusiasts, a variety of walking and cycling routes can be found nearby, with the wider Fife countryside and coastal attractions all within easy reach.

Entry/Entrance Hall
Entered via attractive main door, the welcoming hallway provides access to the lounge, shower room and staircase to the upper level. The hall benefits from good storage facilities including a shelved cupboard and an additional shallow storage cupboard.

Lounge 13'6" x 14'0" (4.12 x 4.29)
A bright and pleasant reception room enjoying two windows out to the front, allowing an abundance of natural light to flow into the space. The room features an attractive electric fire with surround and also benefits from a shallow shelved storage cupboard. Offering ample space for lounge furnishings, this room provides a comfortable setting for everyday living and entertaining.

Kitchen 10'9" x 8'0" (3.28 x 2.46)
The kitchen is fitted with a range of base and wall mounted units providing good storage and workspace. While the room would benefit from some modernisation, it offers excellent potential for the new owner to create a kitchen tailored to their own taste and style. There is space for a variety of appliances and the existing gas cooker, washing machine and fridge may be included subject to agreement. A door and window to the rear provide direct access to the garden.

Shower Room
Located on the ground floor for convenience, the shower room is fitted with a shower enclosure, wash hand basin and WC. The walls are finished with a combination of tiling and wet wall panelling, creating a practical and easy-to-maintain space.

Upper Hallway
The staircase leads to the upper landing where a side window provides natural light. A useful storage cupboard houses the boiler and access is provided to both bedrooms.

Bedroom 14'0" x 12'0" (4.28 x 3.68m)
A further bright double bedroom located to the front of the property. The room features a shallow shelved storage cupboard and provides comfortable accommodation suitable as a principal bedroom, guest room or home office if required.

Bedroom 14'1" x 9'8" (4.31 x 2.95)
A generous double bedroom positioned to the rear of the property. This well-proportioned room offers ample space for freestanding bedroom furniture and also loft hatch access.

Gas Central Heating
The property benefits from gas central heating with the boiler located in the upper hall cupboard.

Double Glazing
Double glazing to windows.

Gardens
To the front, the property enjoys a low-maintenance chipped garden alongside a driveway leading to the garage. The rear garden is a particularly noteworthy feature of the property, offering a generous outdoor space with excellent potential. The garden incorporates areas of lawn, established flower beds and fenced boundaries. A greenhouse, summer house and garden shed are included, although prospective purchasers should note that these structures would benefit from some attention.

Driveway, Garage & Carport
The driveway provides off-street parking and leads to the garage. The garage is fitted with an aluminium up-and-over door to the front together with double opening doors to the rear, allowing vehicles to pass directly through to the carport. The previous owner utilised this arrangement for caravan storage, making it an excellent feature for those requiring additional vehicle or recreational storage space. The garage also has a front aluminium door for access and a door into the rear garden.

Viewing
Viewing by appointment only. Please arrange your individual time slot by calling us on 01592 757114 or email us at property@innesjohnston.co.uk

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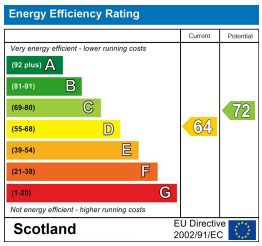
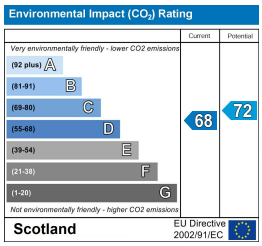
Area Map

Energy Efficiency Graph





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