

39 COWAL CRESCENT GLENROTHES, KY6 3PS

£69,995
FREEHOLD

Located in the charming Cowal Crescent, Balgeddie, Glenrothes, this delightful quarter villa is a gem waiting to be discovered. Step into this bright quarter villa boasting a spacious reception room. This property features one generously sized bedroom complete with wardrobes, offering ample storage space for all your belongings & modern bathroom/wc. Convenience is key with parking available, ensuring you never have to worry about finding a spot after a long day. With double glazing, electric heating, and an EPC rating of E. Don't miss the chance to make this house your home. Embrace the bright lounge, well-equipped kitchen, and the overall warmth this property exudes. Book a viewing today and step into your future in this lovely abode. HOME REPORT £75,000.



home sweet home
estate agents
your local property experts

39 COWAL CRESCENT

- BRIGHT QUARTER VILLA IN SOUGHT AFTER AREA
- DOUBLE BEDROOM WITH FITTED WARDROBES
- OFF STREET PARKING
- LOUNGE & KITCHEN
- MODERN BATHROOM.WC
- DG-ELECTRIC HEATING - EPC E
- HOME REPORT £75,000
- IDEAL STARTER HOME!



FULL DESCRIPTION

Located in the charming Cowal Crescent, Balgeddie, accessed via Breadalbane Crescent, this delightful quarter villa is a gem waiting to be discovered. Step into this bright quarter villa boasting a spacious reception room. This property features one generously sized bedroom complete with wardrobes, offering ample storage space for all your belongings & modern bathroom/wc. Convenience is key with parking available, ensuring you never have to worry about finding a spot after a long day. With double glazing, electric heating, and an EPC rating of E. Don't miss the chance to make this house your home. Embrace the bright lounge, well-equipped kitchen, and the overall warmth this property exudes. Book a viewing today and step into your future in this lovely abode. HOME REPORT £75,000.

LOCATION

Glenrothes is one of the most successful New Towns created in Scotland with many New technology business based there. Situated adjacent to the A92 Road Network for commuting to Dundee - Perth - Aberdeen - Edinburgh - Glasgow. Train Links Provided @ Markinch Mainline Station & Thornton. Variety of primary Schooling & Secondary Schooling facilities are provided. Local Shopping provided in the Kingdom Centre & various retail outlets. Amenities include 18 Hole Golf Course at Glenrothes Golf Course & Balbirnie Golf Club. Michael Woods Sports Centre

provides up to date Sports & Leisure facilities for all tastes.

ENTRANCE PORCH

Security door, provides access to all accommodation over 2 levels.

LOUNGE

Good size main public room with feature spiral staircase to upper landing. DG window to front. Electric panel heater. Carpet.

KITCHEN

Fitted with wall & base storage cabinets, wipe clean worktop, inset sink. Appliances included in sale. DG window to front.

SPIRAL STAIRCASE

Access to upper landing.

DOUBLE BEDROOM

bright double bedroom with fitted wardrobes running width of room. DG window to front. Carpet.

BATHROOM/WC

Comprising a modern suite to include bath with overhead electric shower, rail & curtain. Wash hand basin. Low level wc. Tiled floor & wall. Frost DG window.

GARDENS

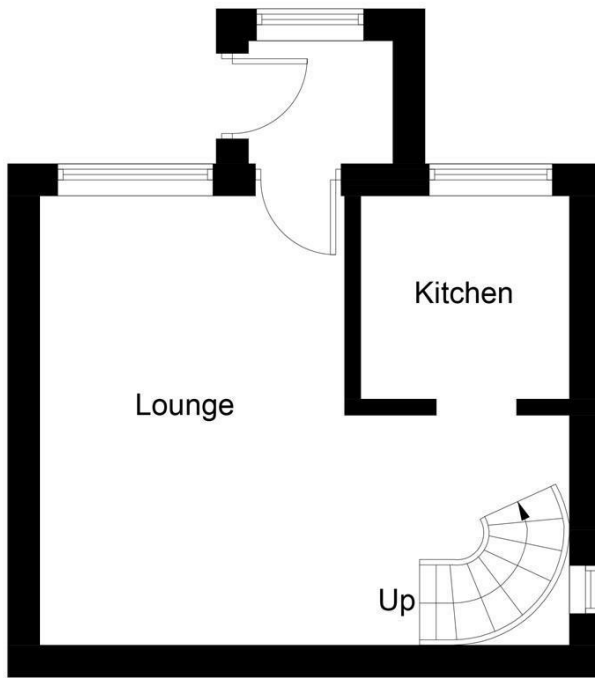
Gardens to front of property & fence enclosed garden area to right hand side.

OFF STREET PARKING

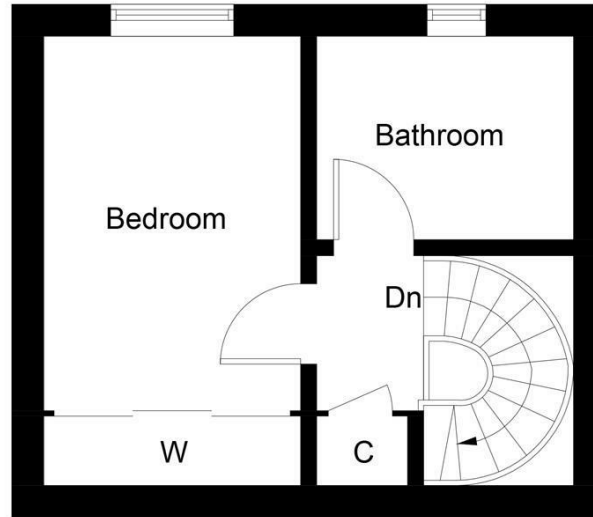
Designated parking to front & additional visitors parking areas.

39 COWAL CRESCENT





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079975)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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