

25 ADRIAN ROAD
GLENROTHES, KY7 4LP

£117,500
FREEHOLD

New for sale a spacious Mid Terraced Villa in central town location. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious family home comprising Entrance Porch - Lounge/ Diner - Dining Kitchen - Three Bedrooms - Bathroom/WC. Benefitting from DG- GCH - EPC C - HOME REPORT £120,000. Externally driveway to front provides off street parking & generous enclosed rear garden with South facing aspect. Property also benefits from being Letting Legislation Compliant. View Now!



home sweet home
estate agents
your local property experts

25 ADRIAN ROAD

- SPACIOUS MID TERRACED VILLA WITHG
- DRIVE • THREE BEDROOMS TWO DOUBLE • DG-
- GCH - EPC C • HOME REPORT £120,000 • SPACIOUS
- LOUNGE/ DINER • DINING
- KITCHEN • BATHROOM/WC • ENCLSOED
- GARDENS • IDEAL FAMILY HOME • LETTING
- COMPLIANT



FULL DESCRIPTION

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LOCATION

Glenrothes is one 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. DG side window. Laminate floor.

LOUNGE/ DINER

Generously proportioned main public room with DG window to front. DG French doors to private garden. Electric fireplace. Laminate floor.

DINING KITCHEN

Well-proportioned Dining room with fitted storage leading to kitchen fitted with wall & base cabinets, wipe clean worktop surface, inset sink. Electric cooker. DG window to rear. Security door.

STAIRS TO FIRST FLOOR LANDING

Loft access.

BEDROOM 1

Good size double bedroom with wardrobe. DG window to front.

BEDROOM 2

Bright second double bedroom with wardrobe. DG window to front.

BEDROOM 3

Single room housing Worcester boiler. DG window to rear.

BATHROOM/WC

Comprising bath with overhead electric shower, Wash hand basin. Low level wc. Frost DG window.

FRONT GARDEN

Walled garden mainly stone chipped.

DRIVEWAY

Provides off street parking.

REAR GARDEN

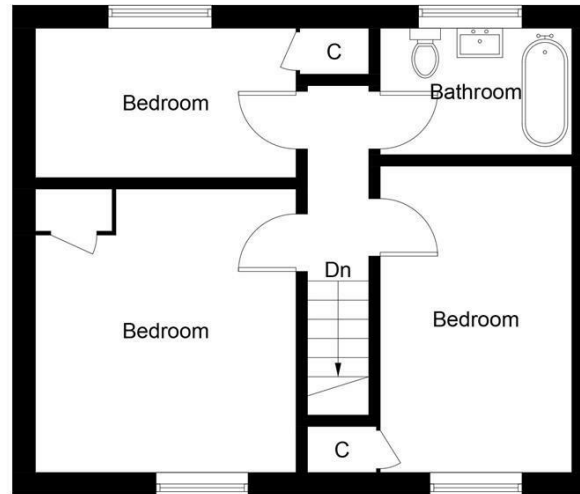
Generous private enclosed south facing garden.
Patio, lawn, shed.

25 ADRIAN ROAD



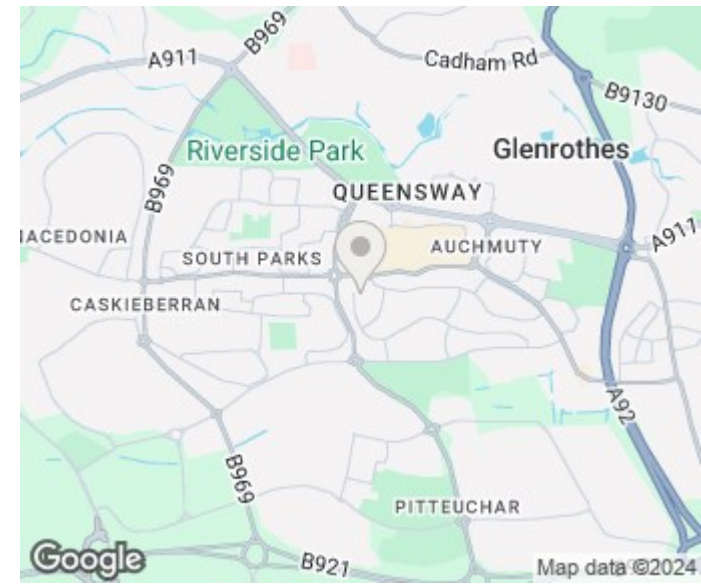


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125899)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(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

Home Sweet Home Estate Agents Fife
 Sales
 86 High Street
 Markinch
 Fife
 KY7 6DQ

01592 725370
 info@homesweethomemoves.co.uk
 www.homesweethomemoves.co.uk

