



## 43 HADDINGTON CRESCENT

GLENROTHES, KY6 1LU

**£69,995**  
**FREEHOLD**

New for sale a spacious Mid Terraced Villa ideal for First Time Buyers or Investors looking for rental potential. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale freshly presented home with tree lined aspect comprising Entrance Porch == Entrance Hall - Lounge/ Diner - Kitchen - Two Double Bedrooms - Bathroom. Benefitting from DG- GCH- EPC D - REPORT £70,000. Externally enclosed gardens to front & rear. View Now!



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**estate agents**  
your local property experts

# 43 HADDINGTON CRESCENT

- SPACIOUS MID TERRACED VILLA • TWO DOUBLE BEDROOMS • DG- GCH- EPC D - REPORT £70,000 • LOUNGE/ DINER WITH FRENCH DOORS • KITCHEN & APPLIANCES • BATHROOM WITH ELECTRIC SHOWER • ENCLOSED GARDENS • IDEAL STARTER HOME/ RENTAL POTENTIAL



## FULL DESCRIPTION

New for sale a spacious Mid Terraced Villa ideal for First Time Buyers or Investors looking for rental potential. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale freshly presented home with tree lined aspect comprising Entrance Porch =- Entrance Hall - Lounge/ Diner - Kitchen - Two Double Bedrooms - Bathroom. Benefitting from DG- GCH- EPC D - REPORT £70,000. Externally enclosed gardens to front & rear. View Now!

## 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 panels. Laminate floor.

## ENTRANCE HALL

Security door to rear garden. Laminate floor.

## LOUNGE/ DINER

Generous main public room with DG French doors to rear garden. Carpet.

## FITTED KITCHEN

Wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Appliances to include gas hob, oven, washing machine, fridge. Under stairs store. Dg window to front.

## STAIRS TO FIRST FLOOR LANDING

Store cupboard. DG window.

## BEDROOM 1

Spacious double bedroom with deep wardrobe/ store. DG window to rear. Carpet.

## BEDROOM 2

Bright second double room. DG window to rear. Carpet.

## BATHROOM

Comprising bath with overhead electric shower, wash hand basin, low level wc. Frost DG window. Chrome towel radiator.

## FRONT GARDEN

Stone chipped bounded by hedgerow.

## REAR GARDEN

Generous fence enclosed garden inn 2 sections.

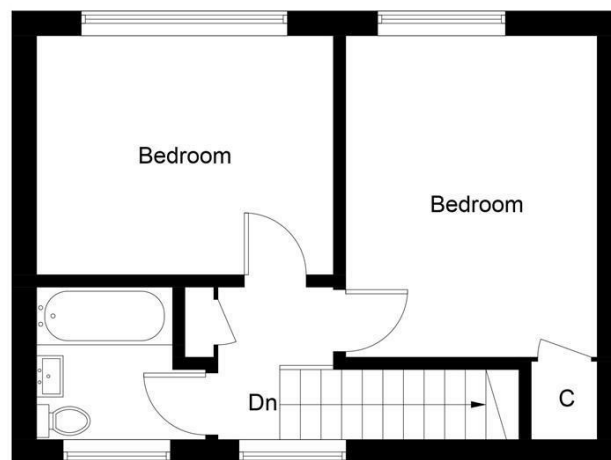


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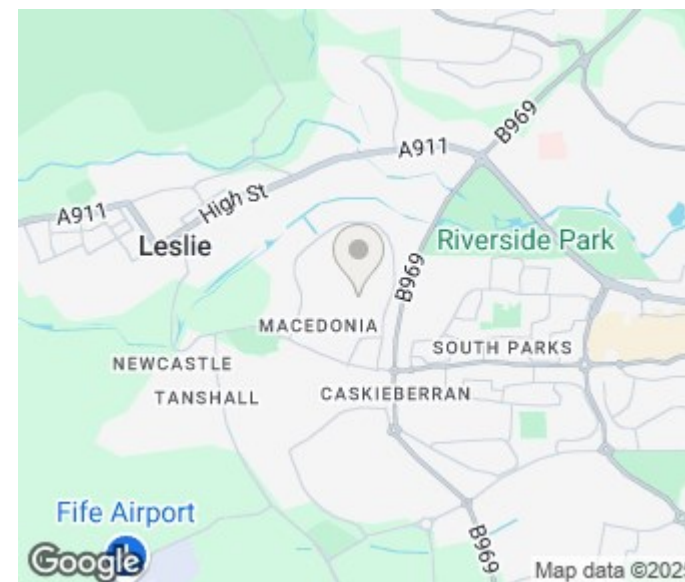


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1195406)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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