



1 SCOTT ROAD GLENROTHES, KY6 1AB

£147,500
FREEHOLD

New for sale a Spacious End Terraced Villa in sought after location ideal for growing families & walking distance to all shops, amenities & bus station. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a well-presented family home comprising: Entrance Hall - Bright Lounge/ Diner - Breakfasting Kitchen - Sun Room - Three Double Bedrooms - Bathroom/WC. Externally mono block paved drive providing off street parking for several cars & well-maintained gardens to front, side & rear. Benefitting from DG - GCH - EPC D - HOME REPORT £150,000. View Now!



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1 SCOTT ROAD

• BEAUTIFUL END TERRACED VILLA • THREE DOUBLE BEDROOMS • LOUNGE/ DINER - SUN ROOM • BREAKFASTING KITCHEN & APPLIANCES • BATHROOM/WC • DG - GCH - EPC D - HOME REPORT £150,000 • MONO BLOCK DRIVE • LANDSCAPED CORNER GARDEN • OAK FACINGS & DOORS • IDEAL FAMILY HOME



FULL DESCRIPTION

New for sale a Spacious End Terraced Villa in sought after location ideal for growing families & walking distance to all shops, amenities & bus station. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a well-presented family home comprising: Entrance Hall - Bright Lounge/ Diner - Breakfasting Kitchen - Sun Room - Three Double Bedrooms - Bathroom/WC. Externally mono block paved drive providing off street parking for several cars & well-maintained gardens to front, side & rear. Benefitting from DG - GCH - EPC D - HOME REPORT £150,000. 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 HALL

Well presented with oak facings & doors. Store cupboard houses boiler. Wood floor.

LOUNGE/ DINER

Generously proportioned with DG window to front & DG patio doors to rear providing dual aspect. Focal point electric fire. Carpet.

BREAKFASTING KITCHEN

Features a range of wall & base cabinets, wipe clean worktop surface, inset 1.5 sink & mixer tap. Integrated gas hob, double oven, fridge, freezer, washing machine. Breakfast bar. DG window to front.

SUN ROOM

Flexible room with DG security doors to front & rear gardens. Laminate floor.

STAIRS TO FIRST FLOOR LANDING

Store cupboard. DG window. Loft access.

BEDROOM 1

Generous main double room with fitted wardrobes running width of room. Deep store. DG window to front. Carpet.

BEDROOM 2

Spacious second double bedroom. DG window to front. Laminate floor.

BEDROOM 3

Bright third double bedroom. DG window to rear. Laminate floor.

BATHROOM

Comprising bath with overhead shower, wash hand basin, low level wc. Frost DG window. Tiled floor & wall.

FRONT / SIDE GARDEN

Beautifully landscaped gardens bounded by hedgerow, laid to lawn bordered by plants, shrubs & mature tree.

DRIVEWAY

Mono block paved with iron gates provides off street parking for several cars.

REAR GARDEN

Enclosed rear garden features paved terrace with stepping stones bordered by stone chips, plants / shrubs.

AGENTS NOTE

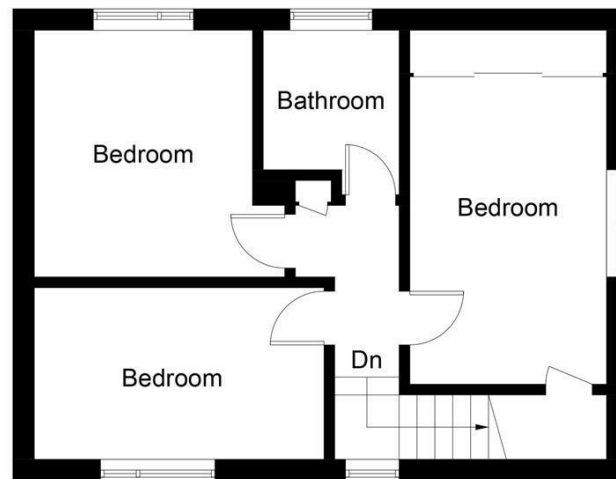
Some items of furniture in lounge & bedroom may be available by separate negotiation.

1 SCOTT ROAD





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120091)



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

83

64

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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