



18 Auchavan Gardens, Glenrothes - KY7 4TU

Glenrothes

Offers Over £255,000





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18 Auchavan Gardens

Glenrothes, Glenrothes

New for sale a Simply Stunning Modern Extended Detached Villa in a small private cul de sac with woodland view. Fully modernised family home with 3 double bedrooms, modern kitchen, lounge, dining room, utility, garage, and garden. HOME REPORT £260,000 EPC C. Council Tax band: E

Tenure: Freehold

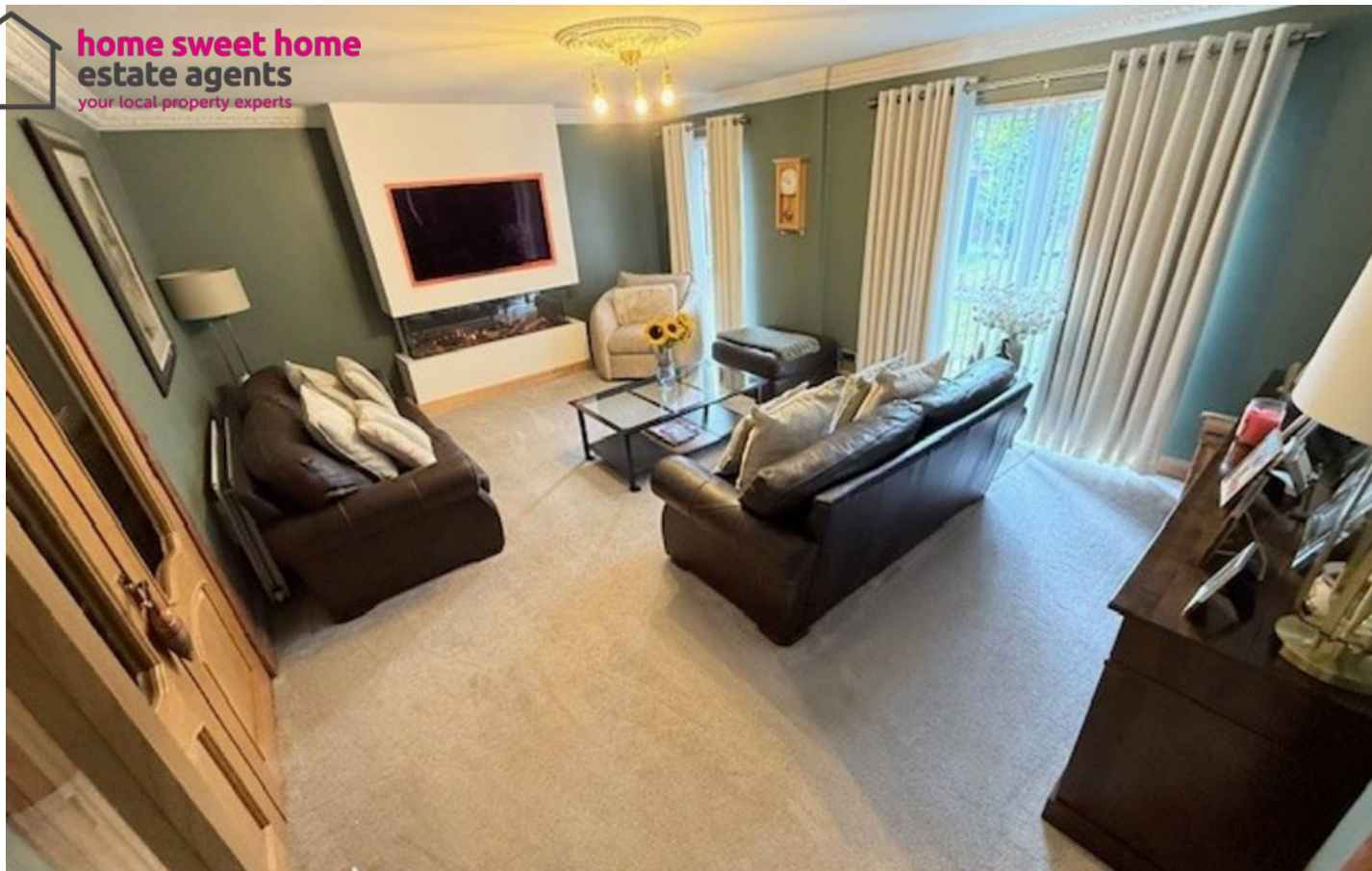
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STUNNING EXTENDED MODERN DETACHED VILLA
- THREE BEDROOMS MASTER EN-SUITE
- 3 CAR DRIVE - SINGLE GARAGE
- PRIVATE ENCLOSED LANDSCAPED GARDEN
- LOUNGE WITH MEDIA WALL - DINING ROOM WITH WOOD BURNER
- MODERN DINING KITCHEN & UTILITY
- MODERN 4 PIECE FAMILY BATHROOM - SEP WC
- VIEWING HIGHLY RECOMMENDED



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FRONT GARDEN

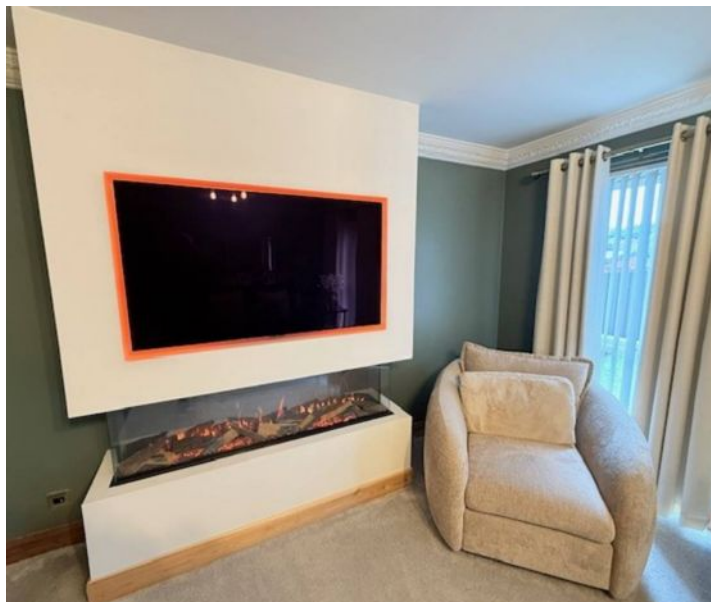
REAR GARDEN

OFF STREET

4 Parking Spaces

GARAGE

Single Garage





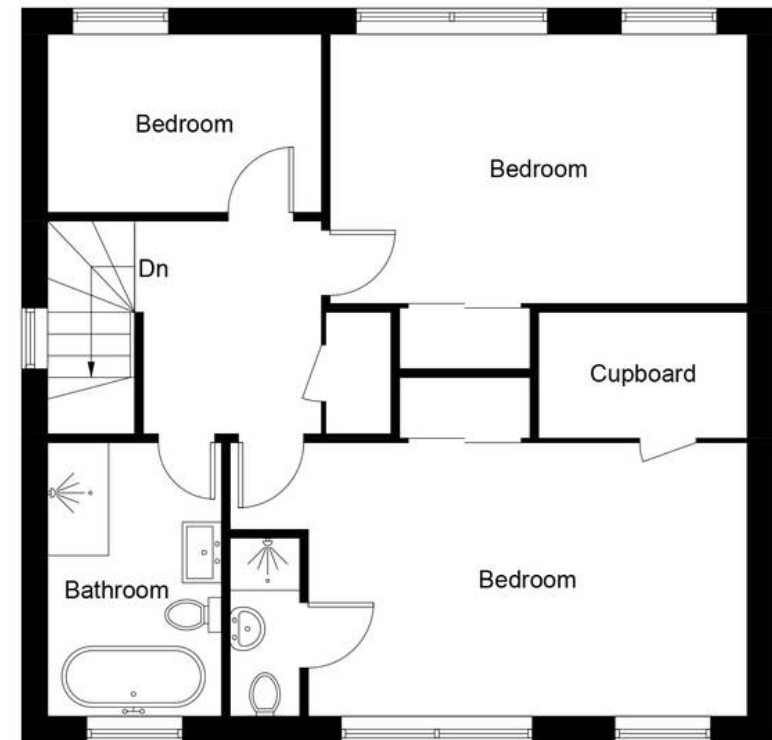
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C	77	80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			
(81-91) B			
(69-80) C	77	78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224927)



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