

# first for homes

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Contact Allan England's Team  
**01592 752 944**



Balnagowan Drive, Glenrothes  
**Offers over £91,995**



# Balnagowan Drive, Glenrothes

Welcome to Balnagowan Drive, a Lovely Extended 2 Bedroom Ground Floor Apartment with Conservatory and Separate Garage In Sought-After Area of a Private Residential Area of Pitteuchar, Glenrothes!

Allan England's Team at First For Homes welcome to the market this lovely 2-bedroom Ground Floor Apartment situated within the highly sought-after area Pitteuchar. The accommodation comprising: entrance porch, spacious lounge, kitchen, conservatory, 2 bedrooms and bathroom. Externally there are garden grounds to the front and rear and a separate single garage. Walking Distance to local amenities. Viewing is highly recommended to fully appreciate all it has to offer. Don't miss out!

Home Report Value - £96,000

EPC Rating - D

Council Tax Band - B

Don't miss out! – Call first for homes – first for trust... first for service... first for aftercare.

Glenrothes is regarded as one of the most successful Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods and a multi-screen cinema. Glenrothes boasts its very own 18-hole Golf course and both Primary and Secondary schooling are available. For the commuter the A92 allows swift access to Edinburgh and there are railway stations at both Thornton and Markinch.







## **SITUATION – Glenrothes**

### **ENTRANCE VESTIBULE**

**LOUNGE** 15'7" x 11'10" approx (4.75m x 3.62m approx)

**KITCHEN** 10'0" x 6'10" approx (3.05m x 2.10m approx)

### **CONSERVATORY**

9'8" x 9'6" approx (2.97m x 2.90m approx)

### **HALLWAY**

### **BEDROOM 1**

10'2" x 9'6" approx (3.12m x 2.90m approx)

### **BEDROOM 2**

10'1" x 7'6" approx (3.08m x 2.31m approx)

### **BATHROOM**

6'11" x 5'6" approx (2.11m x 1.70m approx)

### **SINGLE GARAGE**

### **GARDEN GROUNDS**

### **INFORMATION**





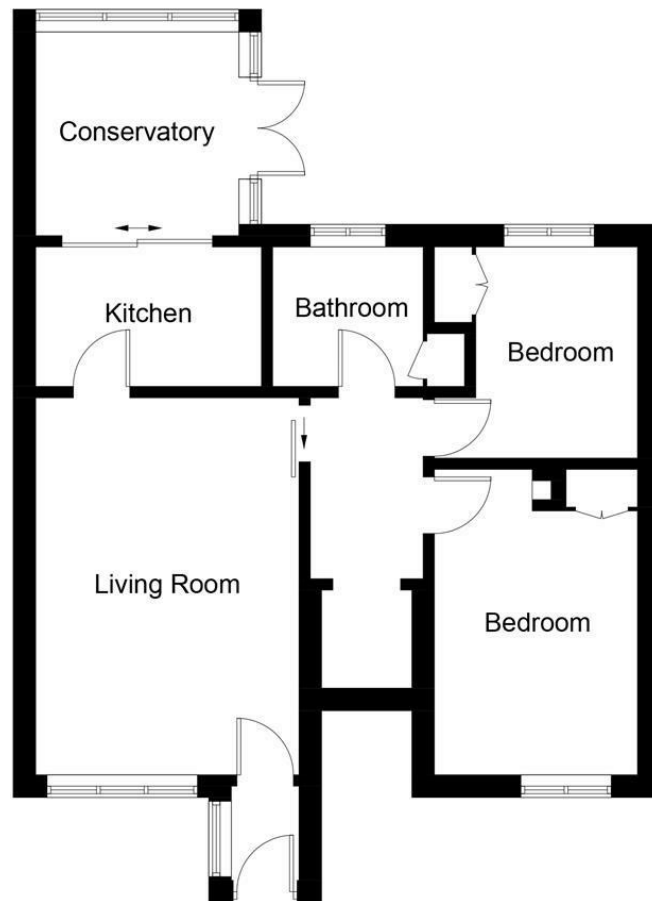


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170178)

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

### Selling Your Home?

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**first for trust**



**first for service**



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