

# first for homes

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Contact Allan England's Team

01592 752 944



Roths Park, Leslie

**Offers over £164,995**



# Rothes Park, Leslie

Welcome to Rothes Park, A Bright & Spacious 3-Bedroom Semi-Detached Villa With Large Driveway & Space To Build Garage, Set In A Tranquil Village Setting of Leslie!

Allan England's award-winning team at first for homes are proud to present to the market this Bright & Spacious 3 Bedroom Semi-Detached Villa situated within the highly desirable Village of Leslie. Located just 100 yards from Leslie Primary School, this perfect family home boasts on the ground floor level: entrance hall, relaxing family lounge with an open plan feel into the kitchen/diner with ample worktop space and wall mounted and floor standing units including fridge freezer and cooker. The upper level boasts 3 spacious bedrooms with built in storage and family bathroom. Externally there is a large driveway to the front and side accommodating 4/5 cars with space to build a garage and large South rear gardens with lawn, patio, chipped and decking areas as well as summer house to enjoy the brighter weather. Viewing is essential to fully appreciate all it has to offer. Don't miss out.

EPC Rating- C  
Council Tax Band- B  
Home Report Value- £172,000

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Leslie provides a range of local amenities including shops, restaurants and Primary School. Leslie is adjacent to Glenrothes which 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. 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 - Leslie**

**ENTRANCE HALLWAY**

**LOUNGE**

16'1" x 11'5" (approx) (4.92m x 3.48m (approx))

**OPEN PLAN KITCHEN/DINER**

20'2" x 10'2" (approx) (6.15m x 3.10m (approx))

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

13'8" x 9'8" (approx) (4.18m x 2.95m (approx))

**BEDROOM 2**

12'4" x 9'9" (approx) (3.76m x 2.98m (approx))

**BEDROOM 3**

10'6" x 9'3" (approx) (3.21m x 2.84m (approx))

**FAMILY BATHROOM**

5'11" x 5'6" (approx) (1.81m x 1.70m (approx))

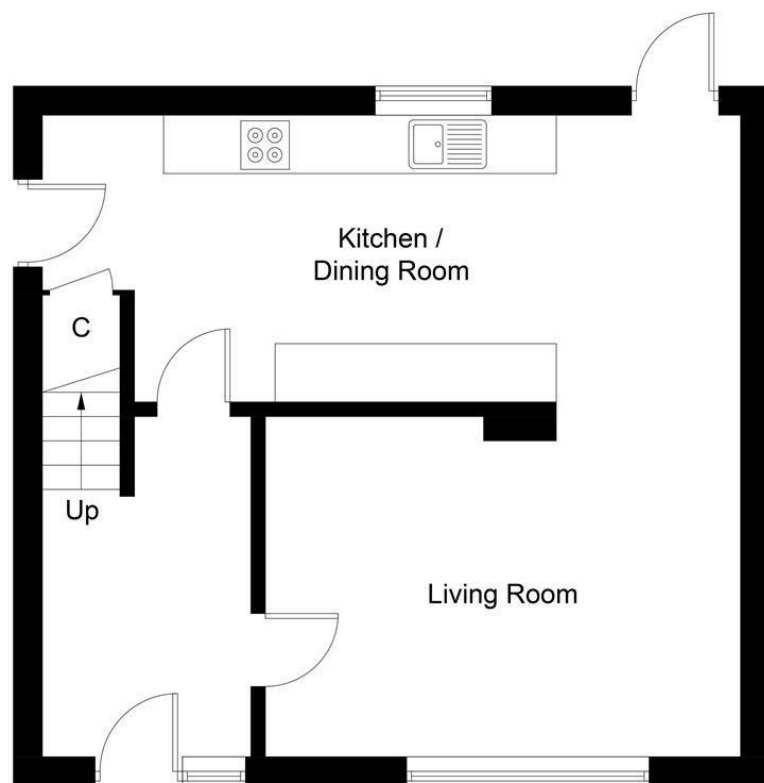
**LARGE DRIVEWAY TO FRONT & SIDE WITH SPACE TO BUILD**

**SOUTH FACING REAR GARDEN**

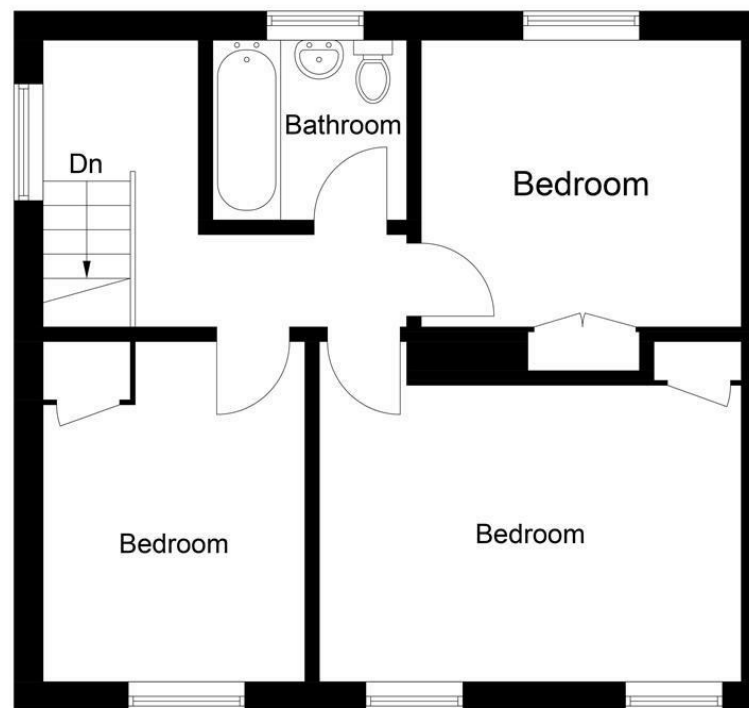
**INFORMATION**







**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1183614)

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## 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?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



**first for trust**



**first for service**



**first for aftercare**

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