

# first for homes

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Contact Allan England's Team

01592 752 944



Cromarty Court, Glenrothes

**Offers over £109,995**



# Cromarty Court, Glenrothes

Welcome To Cromarty Court, A Well Presented 2-Bedroom Terraced Villa With Garage In Highly Sought After Area Of Rimbleton, Glenrothes!

Allan England's Team at first for homes are proud to present to the market this lovely 2-Bedroom Terraced Villa with garage situated within the highly sought-after area of Rimbleton, Glenrothes. The property boasts move-in condition living accommodation with spacious open plan lounge/diner, well appointed kitchen with integrated oven/hob, 2 generous bedrooms with built in storage and extended modern shower room. Externally there are easily maintained gardens to the front and rear with fantastic views of Falkland Hill to the rear of the property. A single garage is also available with ample street parking to front & rear. This lovely home also benefits from solid oak flooring throughout, a partially floor attic space for further storage and a updated Worcester boiler 5 years ago. Early viewing is recommended to ensure you don't miss out!

EPC Rating - C  
Council Tax - B  
Home Report Value - £115,000

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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 HALLWAY**

**LOUNGE/DINER**

19'5" x 11'3" (approx) (5.94m x 3.43m (approx))

**KITCHEN**

9'6" x 7'11" (approx) (2.92m x 2.42m (approx))

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

12'9" x 8'9" (approx) (3.91m x 2.67m (approx))

**BEDROOM 2**

10'6" x 9'5" (approx) (3.22m x 2.88m (approx))

**EXTENDED SHOWER ROOM**

8'5" x 5'6" (approx) (2.57m x 1.70m (approx))

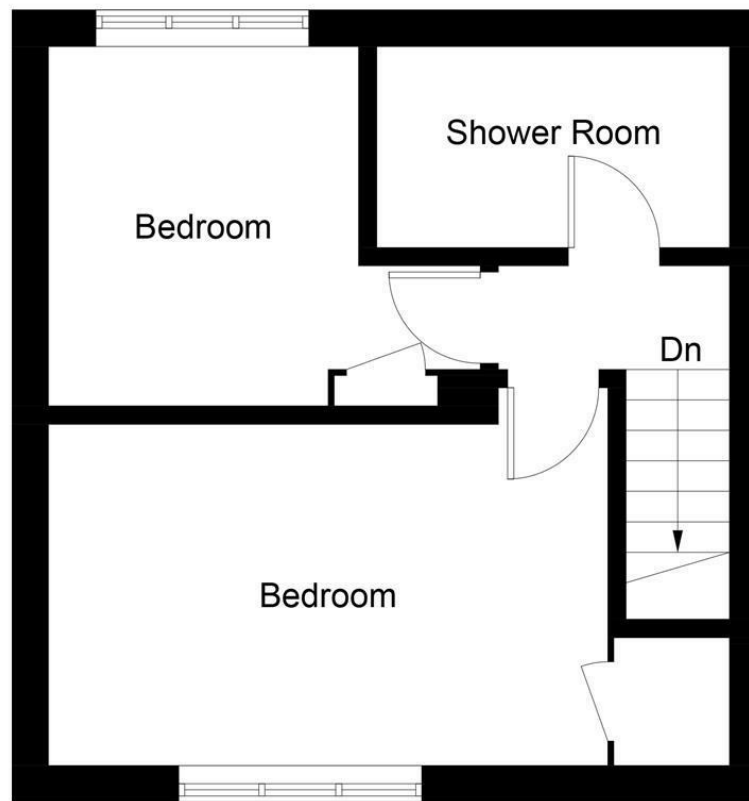
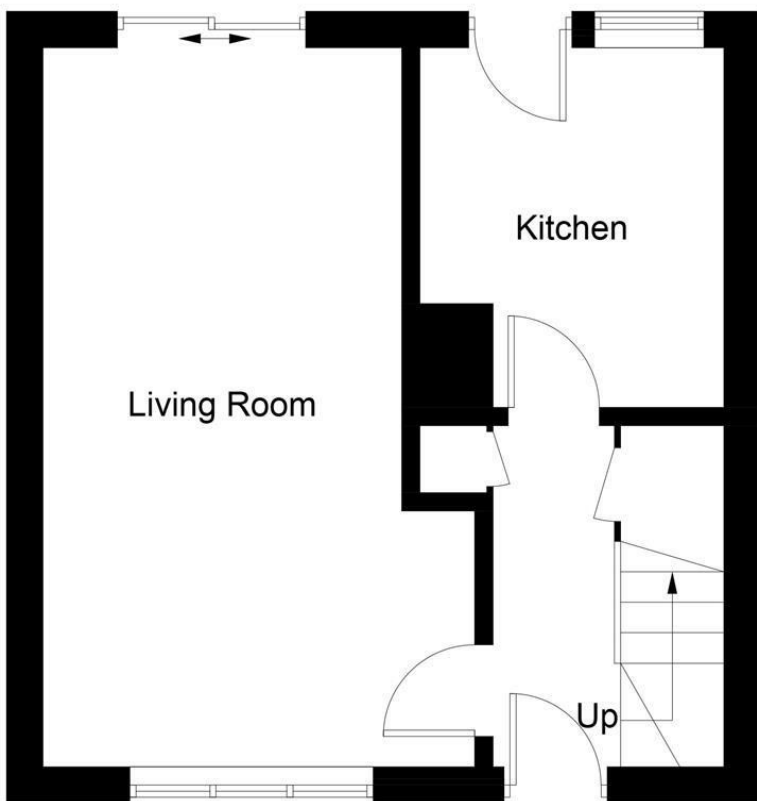
**SINGLE GARAGE**

**STREET PARKING TO FRONT & REAR**

**FRONT & REAR GARDENS**

**INFORMATION**





**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186193)

## 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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