

# first for homes

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Contact Allan England's Team

01592 752 944



Barrie Path, Glenrothes

**Offers over £119,995**



# Barrie Path, Glenrothes

Welcome to Barrie Path, Glenrothes. A well presented 3 Bedroom Mid Terrace Villa, Located in the Sought-After Area of South Parks, Glenrothes.

Allan England's award winning team at First For Homes are proud to welcome to the market this 3-Bed Mid Terraced Villa situated within the desirable area of South Parks, Glenrothes. This home offers bright and spacious living accommodation throughout for all the family. The property comprises: large lounge/diner, spacious kitchen, stairs to the upper level, 3 generous sized bedrooms and family bathroom. Externally there are garden grounds to the front and rear. A new combi boiler was installed in December 2024. Viewing is essential to fully appreciate the potential this family home has to offer.

Home Report Value £125,000  
EPC Rating- D  
Council Tax- B

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**

### **OPEN PLAN LOUNGE / DINER**

19'3" x 10'5" approx (5.89m x 3.18m approx)

**KITCHEN** 12'3" x 9'10" approx (3.75m x 3.02m approx)

### **STAIRS TO THE UPPER LEVEL**

### **BEDROOM 1**

16'0" x 8'5" approx (4.90m x 2.58m approx)

### **BEDROOM 2**

10'7" x 7'5" approx (3.24m x 2.28m approx )

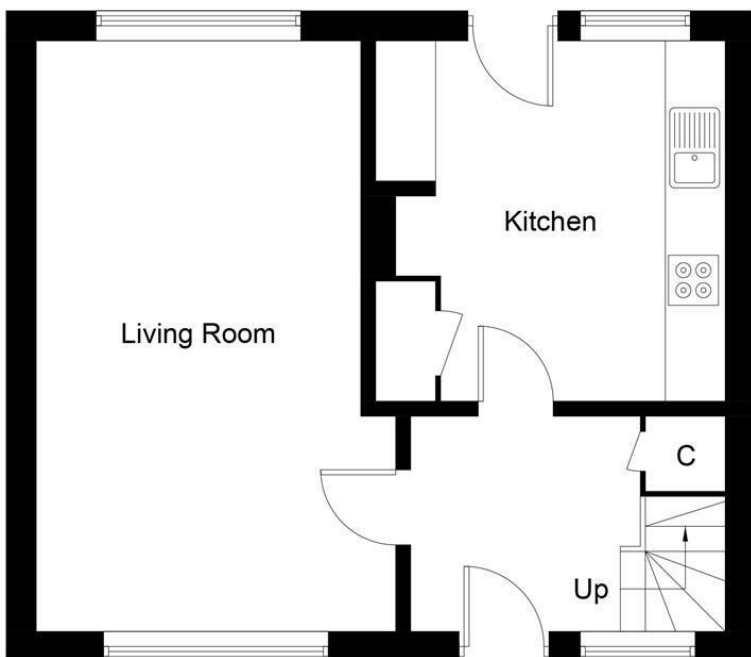
**BEDROOM 3** 9'6" x 7'5" approx (2.92m x 2.28m approx)

### **FAMILY BATHROOM**

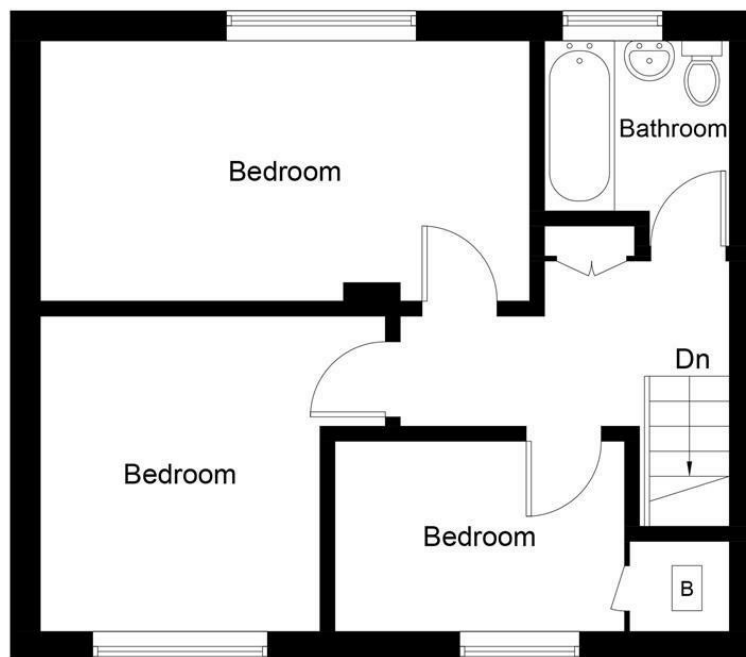
### **GARDEN GROUNDS**

### **INFORMATION**





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1189788)

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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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