

# first for homes

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Contact Allan England's Team

01592 752 944



Melville Close, Glenrothes  
**Offers over £139,995**



# Melville Close, Glenrothes

Beautifully Presented 3-Bed Mid-Terraced Villa with Conservatory, Single Garage & 2-Car Driveway in the Desirable Area of Stenton, Glenrothes! Ideal First-Time Purchase / Family Home!

Allan England's Award-Winning Team at First for Homes are proud to welcome to the market this bright, spacious and move-in ready 3-Bedroom Mid-Terraced Villa, located in the sought-after of Stenton, Glenrothes. This well-proportioned family home offers versatile living space and is perfectly suited to first-time buyers and growing families alike. The accommodation comprises: entrance hallway, spacious open-plan lounge/diner, well-equipped kitchen, and conservatory to the rear, separate cloak/WC. The upper level offers three generous bedrooms and a spacious modern family bathroom.

Externally, the property benefits from a 2-car driveway, a single garage, and well-maintained gardens to both front and rear, providing ideal outdoor space for family enjoyment.

Early viewing is highly recommended to avoid missing out on this fantastic opportunity!

EPC Rating D  
Council Tax B  
Home Report Value £145,000

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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**

21'9" x 10'4" approx (6.63m x 3.16m approx)

**CONSERVATORY**

7'4" x 6'7" approx (2.24m x 2.02m approx)

**KITCHEN** 10'9" x 8'6" approx (3.30m x 2.61m approx)

**CLOAKS/WC**

**UPPER LEVEL**

**BEDROOM 1**

11'3" x 9'7" approx (3.44m x 2.94m approx)

**BEDROOM 2**

10'10" x 9'4" approx (3.32m x 2.86m approx)

**BEDROOM 3**

10'6" x 8'4" approx (3.22m x 2.55m approx)

**FAMILY BATHROOM**

10'5" x 4'7" approx (3.20m x 1.40m approx)

**SINGLE GARAGE**

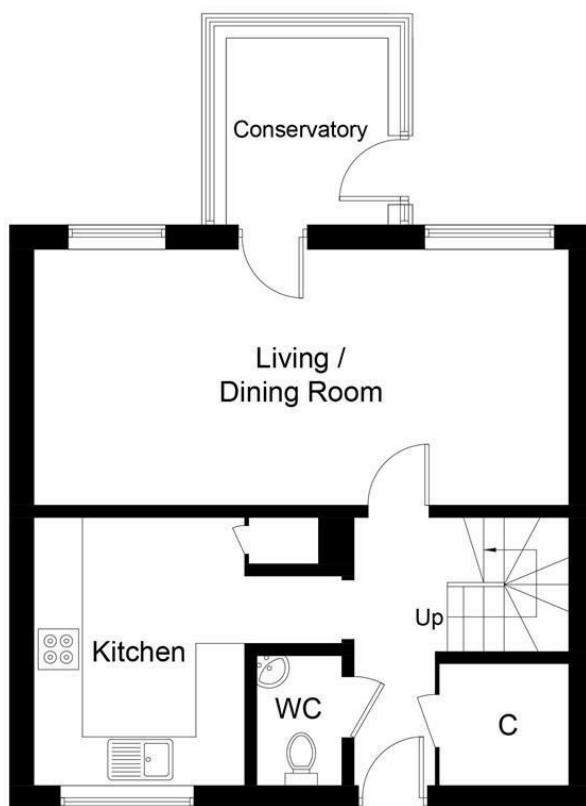
**2-CAR DRIVEWAY**

**GARDEN GROUNDS FRONT AND REAR**

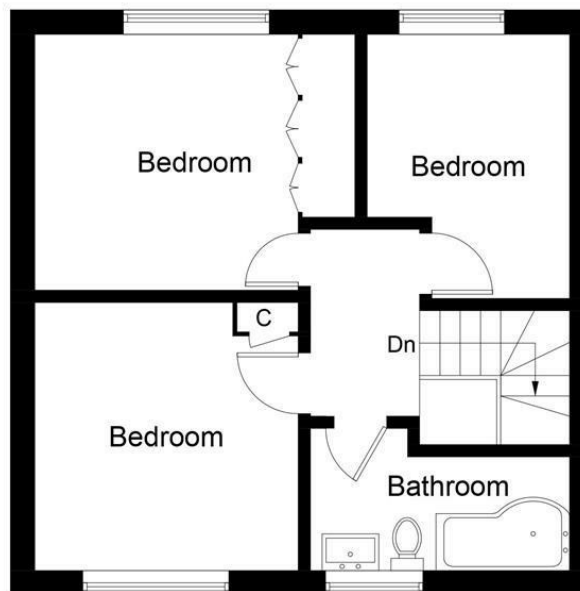
**INFORMATION**







**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201170)

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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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