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Alburne Park, Glenrothes
Offers over £249,995

 *Premium Property*

Alburne Park, Glenrothes



Charming 5-Bedroom Detached Villa with Garage and Driveway – In Need of Modernisation

Bordering Markinch and tucked away in a peaceful, sought-after neighbourhood, this spacious 5-bedroom detached villa presents an exceptional opportunity for buyers looking to add their own touch. Proudly presented to the market by Allan England's multi-award-winning team at First for Homes, this substantial property is located in the highly desirable Alburne Park area of Glenrothes.

The home offers generous living space throughout and comprises: entrance vestibule, welcoming hallway, spacious lounge/dining room, kitchen, versatile fifth bedroom or second lounge, and a convenient cloakroom W/C on the ground floor. Upstairs, you'll find a large master bedroom, three additional bedrooms, and a family bathroom.

Externally, the property benefits from a single garage, a two-car driveway, and garden grounds to the front and rear. While in need of modernisation, the home offers immense potential in a prime location. Early viewing is highly recommended to fully appreciate all this property has to offer. Don't miss out on this fantastic opportunity!

Home Report Value £260,000

EPC Rating D

Council Tax Band F

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• **5-Bedroom Detached Villa in the highly sought-after Alburne Park, 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 sports facilities. **Bordering Markinch** - located in a quiet, family-friendly neighbourhood - 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.

• **Open Plan Lounge/Diner** - Providing a versatile living space.

• 5 Bedrooms (one located on ground level), Family Bathroom & Seperate Cloak/WC

• Single garage and 2-car driveway for off-street parking

• Front and rear gardens – ideal for families or outdoor entertaining

• EPC RATING D

• COUNCIL TAX BANDING F

• HOME REPORT VALUE £ 260,000





SITUATION – Glenrothes

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

LOUNGE/DINER
18'5" x 17'8" (at widest points) (5.63m x 5.41m (at widest points))

KITCHEN 13'11" x 8'6" approx (4.25m x 2.61m approx)

BEDROOM 5/2ND LOUNGE
11'7" x 8'9" approx (3.55m x 2.67m approx)

CLOAKS/WC

UPPER LEVEL

BEDROOM 1
11'11" x 10'4" approx (3.64m x 3.16m approx)

BEDROOM 2
12'7" x 11'1" approx (3.84m x 3.40m approx)

BEDROOM 3
10'2" x 9'2" approx (3.10m x 2.80m approx)

BEDROOM 4
12'7" x 7'9" approx (3.86m x 2.38m approx)

BATHROOM
10'2" x 6'1" approx (3.11m x 1.86m approx)

SINGLE GARAGE

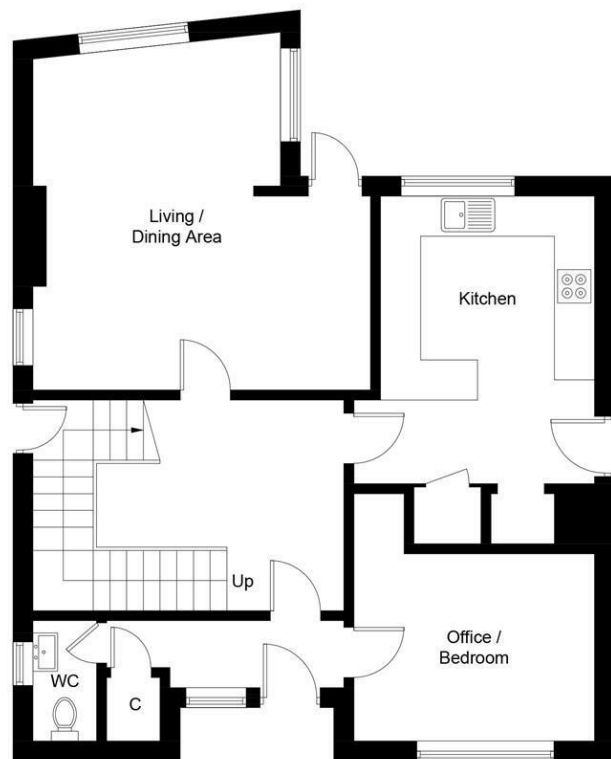
2-CAR DRIVEWAY

GARDENS FRONT & REAR

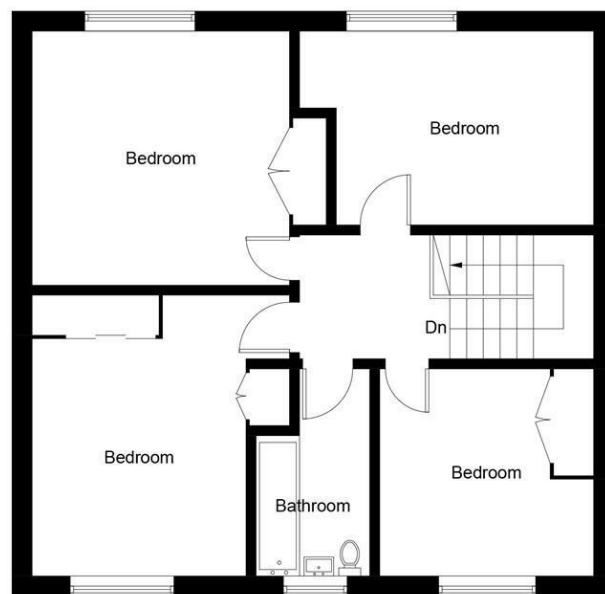
INFORMATION



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating				
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A				(92 plus) A			
(81-91) B			78	(81-91) B			73
(69-80) C				(69-80) C			
(55-68) D		58		(55-68) D			49
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1203934)

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

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