

# first for homes

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Contact Allan England's Team

01592 752 944



Maryfield Crescent, Leslie

**Offers over £71,995**



# Maryfield Crescent, Leslie

Welcome to Maryfield Crescent, A Bright and Spacious 3 Bedroom Upper Apartment With Large Garden Grounds Situated Within The Village Of Leslie!

Allan England's Award-Winning Team at first for homes are proud to welcome to the market this bright & spacious, Upper Apartment situated within a sought-after area of Leslie. The property comprises: spacious family lounge, new modern fitted kitchen with recently re plastered walls,, 3 generous bedrooms, family shower room with newly fitted shower, wash hand basin with vanity unit, heated towel rail, separate newly fitted cloaks/wc large storage cupboard, property has benefited from newly fitted carpets and newly fitted internal doors. Generous Garden grounds to side and rear. Ample street parking. This would make an ideal first time home or for a buy-to-let investment. Walking distance to local amenities. Early viewing is recommended to ensure you don't miss out!

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EPC Rating- C  
Council Tax- A  
Home Report Value- £76,000

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 VESTIBULE**

**ENTRANCE HALLWAY**

**LOUNGE** 14'4" x 11'7" approx (4.38m x 3.54m approx)

**MODERN NEWLY FITTED KITCHEN**

9'1" x 8'7" approx (2.77m x 2.64m approx)

**BEDROOM 1**

12'4" x 10'4" approx (3.77m x 3.17m approx)

**BEDROOM 2**

12'4" x 7'8" approx (3.76m x 2.35m approx)

**BEDROOM 3** 9'4" x 8'5" approx (2.85m x 2.58m approx)

**SHOWERROOM**

6'5" x 4'7" approx (1.96m x 1.41m approx)

**CLOAK/WC**

**LARGE STORAGE CUPBOARD**

**LARGE REAR GARDEN**

**INFORMATION**





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218727)

## 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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Contact Allan England's Team  
**01592 752 944**

32 North Street, Glenrothes, Fife KY7 5NA  
Fax: 01592 807947  
sales@firstforhomes.co.uk  
www.firstforhomes.co.uk