

# first for homes

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Contact Allan England's Team

01592 752 944



Scaraben Crescent, Glenrothes  
**Offers over £168,000**



# Scaraben Crescent, Glenrothes

Don't Miss This Lovely 3-Bedroom Semi-Detached Villa With 2 Car Driveway Situated Within A Highly Sought-After Location Formonthills, Glenrothes!

Allan England's Award-Winning Team at first for homes are proud to present to the market this ready to move in to family home situated within a highly desirable area of Formonthills, Glenrothes. This beautifully presented family home offers bright and spacious living accommodation comprising of lounge, kitchen/diner, recently upgraded cloakroom W/C. The upper level comprises of master bedroom with built in wardrobes, 2 further bedrooms with ample storage space and family bathroom. Externally there are gardens grounds to the front, driveway for 2 cars and large garden grounds with decking area to the rear. Viewing is essential to fully appreciate all this fantastic home has to offer.

Home Report Value £175,000

EPC Rating C

Council Tax Band D

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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 PORCH**

### **LOUNGE**

16'1" x 12'10" (approx) (4.92m x 3.92m (approx))

### **KITCHEN/DINER**

15'9" x 8'8" (approx) (4.82m x 2.65m (approx))

### **CLOAKROOM W/C**

### **STAIRS TO UPPER LEVEL**

### **BEDROOM 1**

13'0" x 8'8" (approx) (3.97m x 2.66m (approx))

### **BEDROOM 2**

9'3" x 8'3" (approx) (2.82m x 2.54m (approx))

### **BEDROOM 3**

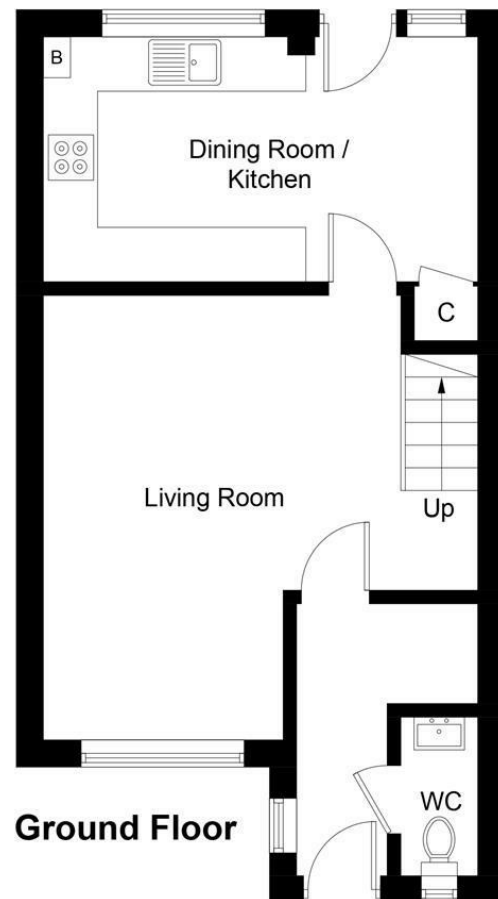
10'0" x 6'9" (approx) (3.06m x 2.06m (approx))

### **FRONT AND REAR GARDEN GROUNDS**

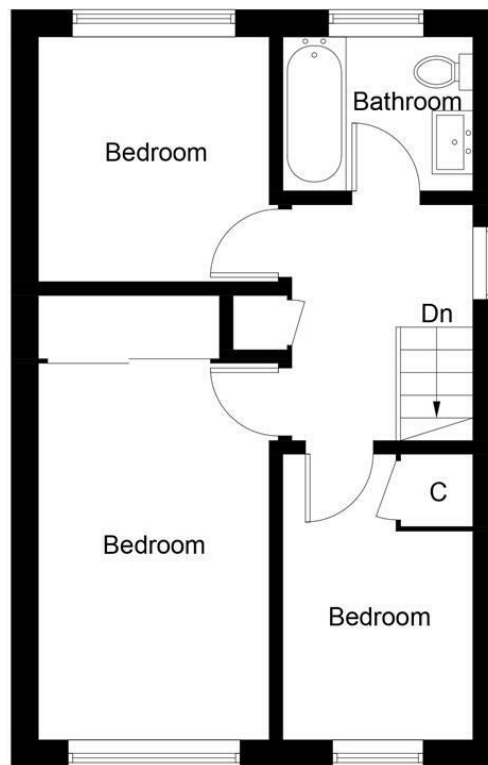
### **2 CAR DRIVEWAY**

### **INFORMATION**





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223390)

## 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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