

# first for homes

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Contact Allan England's Team

01592 752 944



Station Road, Thornton

**Offers over £171,995**

# Station Road,

Charming Bright and Spacious Upgraded 2-Bedroom Mid-Terrace Cottage Style Villa, Located in the Sought After Village of Thornton!

Allan England's team at First For Homes welcome to the market this beautifully upgraded bright & spacious 2 Bedroom Mid-Terrace Cottage with attic conversion and single storey rear projection situated within the desirable Village of Thornton. The property has been tastefully decorated throughout and comprises on the ground floor level: entrance hall, spacious lounge providing access to dining room, modern kitchen, rear hallway used as a small utility room with access to rear garden and modern family bathroom. The upper level offers master bedroom and 2nd bedroom. Externally there are small garden grounds to the front and large rear garden. Gas Central Heating. There is a shared path at the side of the neighbouring house and small shared courtyard area at the rear for bin storage. On Street Parking. Early viewing is highly recommended to ensure you don't miss out!

HOME REPORT VALUE: £180,000

EPC - D

COUNCIL TAX - D

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Thornton provides local shopping for everyday requirements, primary schooling is also available. For the commuter the A92 allows swift access to Edinburgh and there is a railway station in Thornton itself. Nearby Kirkcaldy and Glenrothes provide a wealth of local amenities including shopping, schooling, sport and leisure.

- Beautifully Presented Extended 2 Bedroom Mid Terrace Style Cottage Villa
- Sought After Location in Thornton
- Bright and Spacious Family Home
- Modern Kitchen, Modern Bathroom, small utility/rear hallway
- 2 Double Bedrooms
- Large Rear Garden
- Ideal Family Home or First Time Purchase
- EPC Rating D
- Council Tax D
- Home Report Value £180,000





## **SITUATION - Thornton**

### **ENTRANCE HALLWAY**

### **LOUNGE**

16'6" x 14'0" (approx) (5.05m x 4.27m (approx))

### **DINING ROOM**

15'2" x 9'10" (approx) (4.63m x 3.02m (approx))

**KITCHEN** 7'0" x 6'8" (approx) (2.15m x 2.04m (approx))

### **BATHROOM**

7'1" x 5'10" (approx) (2.18m x 1.80m (approx))

### **BEDROOM 1**

20'0" x 9'5" (approx) (6.11m x 2.88m (approx))

### **BEDROOM 2**

12'11" x 7'6" (approx) (3.95m x 2.31m (approx))

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

### **INFORMATION**





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1254057)

## 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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