

# first for homes

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Contact Allan England's Team

01592 752 944



Napier Road, Glenrothes

**Offers over £112,000**



# Napier Road, Glenrothes

Well Presented, Spacious 2-Bedroom Terraced Villa In A Highly Sought After Area Of South Parks, Glenrothes!

Allan England's award winning team at first for homes are proud to welcome to the market this well presented 2-bedroom terraced villa situated within the highly desirable area of South Parks, Glenrothes. The property offers: entrance hall, welcoming open plan lounge/diner with feature electric fireplace, well appointed kitchen with integrated oven/hob, 2 generous sized bedrooms with built in storage and family shower room. Externally there are easily maintained gardens to the front and rear. Space for a driveway subject to planning. Ample street parking. In an excellent location close to local high school and primary school and local amenities. The property has benefitted from a new roof. Early viewings are advised as this type of property is in high demand! Don't Miss Out!

EPC Rating- D  
Council Tax- B  
Home Report- £115,000

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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**

19'4" x 9'10" (approx) (5.90m x 3.00m (approx))

**KITCHEN**

9'8" x 7'10" (approx) (2.95m x 2.40m (approx))

**STAIRS TOO UPPER LEVEL**

**BEDROOM 1**

12'9" x 8'10" (approx) (3.90m x 2.70m (approx))

**BEDROOM 2**

11'7" x 10'5" (approx) (3.54m x 3.20m (approx))

**SHOWER ROOM**

**FRONT & REAR GARDENS**

**STREET PARKING**

**INFORMATION**





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270033)

## 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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**first for service**



**first for aftercare**

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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](mailto:sales@firstforhomes.co.uk)  
[www.firstforhomes.co.uk](http://www.firstforhomes.co.uk)