



**134 Scott Road, Glenrothes - KY6 1AG**

Glenrothes

Offers Over **£120,000**







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## 134 Scott Road

Glenrothes, Glenrothes

New for sale a spacious Mid Terraced Villa in sought after location ideal for First time buyers & young families. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious family home comprising Entrance Hall - Lounge/ Diner - Dining Kitchen - Three Bedrooms Two Double Bedrooms - Modern Shower-Room/WC. Benefitting from DG - GCH (new boiler 2022) - EPC C- Dropped kerb to front, enclosed gardens to front & rear. View Now!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SPACIOUS MID TERRACED VILLA
- THREE BEDROOMS
- LOUNGE/ DINER
- DG- GCH - EPC C
- DINING KITCHEN
- MODERN SHOWER-ROOM
- HOME REPORT £125,000
- DROPPED KERB TO FRONT
- GENEROUS ENCLOSED GARDENS
- IDEAL STARTER HOME





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## GARDEN

Front & rear.

## OFF STREET

1 Parking Space

Dropped kerb to front to facilitate off street parking with removal of fence.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	79
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England, Scotland & Wales		





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
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