

# first for homes

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Contact Allan England's Team

01592 752 944



Lauder Court, Glenrothes

**Offers over £92,995**

# Lauder Court, Glenrothes

Well Presented 3 Bed Mid-Terraced Villa with Driveway Situated In A Popular Area Of Glenrothes!

Allan England's Team At First For Homes welcome to the market this bright and spacious 3 bed Mid-Terraced family Villa situated in the popular area of Macedonia, Glenrothes. The property comprises: entrance vestibule, welcoming lounge, dining room, kitchen, rear vestibule, stairs to upper level offering 3 generous bedrooms with built-in storage and a family bathroom. Externally, this fantastic property offers garden grounds to front and rear with driveway located to the rear. Cavity wall insulation in 2013 with 25 Year Guarantee. New Gas Combi Boiler installed in August 2021. Replacement windows and doors. Early viewing is advised. Don't miss out.

Home Report Value £97,000  
EPC Rating - C  
Council Tax Band - A

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These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements 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.

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.





## INFORMATION

**SITUATION – Glenrothes**

**ENTRANCE VESTIBULE**

**LOUNGE** 18'7" x 11'10" approx (5.67m x 3.61m approx)

**DINING ROOM**

9'8" x 8'10" approx (2.97m x 2.70m approx)

**KITCHEN** 8'10" x 8'10" approx (2.70m x 2.70m approx)

**REAR VESTIBULE**

**CARPETED STAIRS TO UPPER LEVEL**

**BEDROOM 1**

11'11" x 9'9" approx (3.64m x 2.98m approx)

**BEDROOM 2**

12'7" x 8'7" approx (3.85m x 2.64m approx)

**BEDROOM 3** 8'9" x 7'9" approx (2.68m x 2.38m approx)

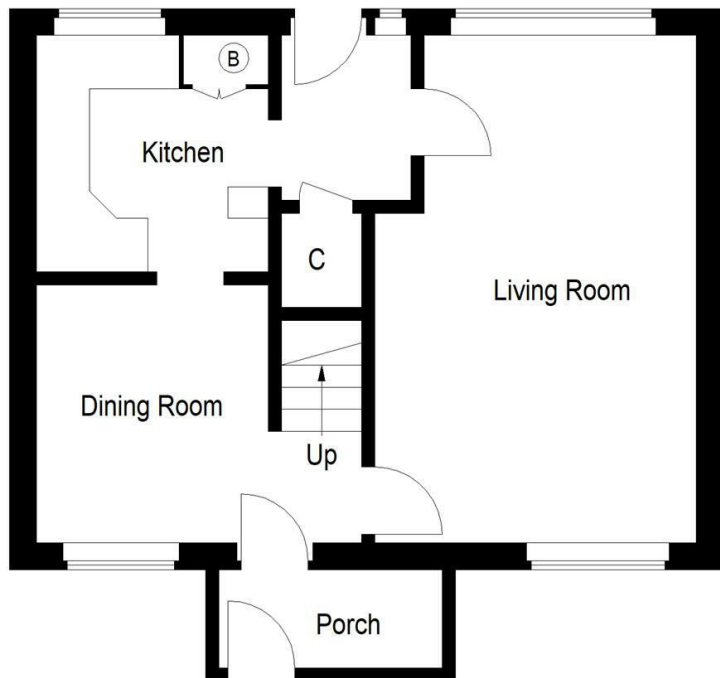
**FAMILY BATHROOM**

7'7" x 5'5" approx (2.32m x 1.67m approx)

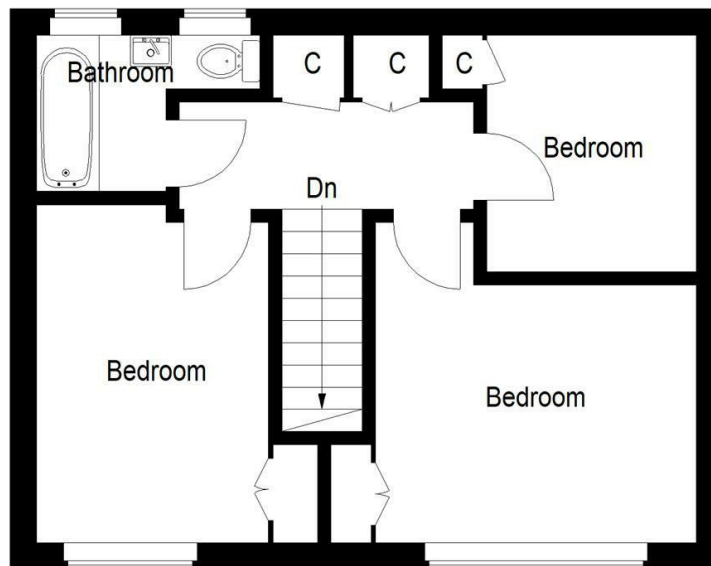
**GARDEN GROUNDS**

**DRIVEWAY TO REAR**





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282730)

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## 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.



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