



12 Iona Park, Glenrothes – KY7 6NU

Glenrothes

Offers Over £275,000





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12 Iona Park

Glenrothes

Spacious 4-bed detached bungalow in private cul-de-sac with driveway, triple garage, modern bathrooms, wood burner, mature gardens.

Cosmetic updating needed. Viewing recommended. EPC B. SOLAR PANELS.

Council Tax band: E

Tenure: Freehold

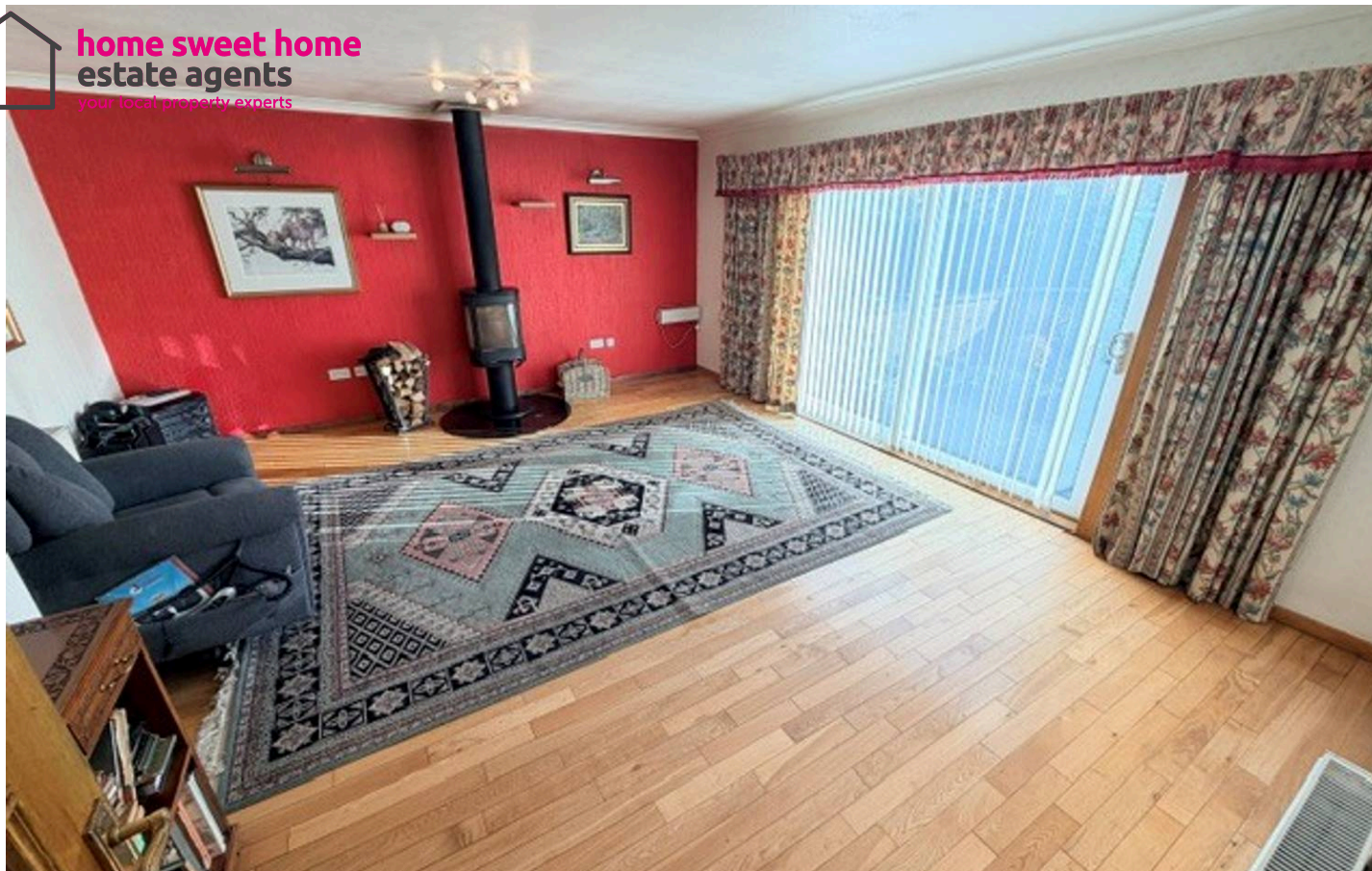
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- SPACIOUS DETACHED BUNGALOW
- FOUR DOUBLE BEDROOMS
- LOUNGE WITH WOOD BURNER
- DINING KITCHEN
- FAMILY BATHROOM - MODERN SHOWER-ROOM
- DRIVEWAY - TRIPLE GARAGE/ WRKSHOP
- DG- GCH - EPC B - SOLAR PANELS
- MATURE WRAP AROUND GARDENS
- SMALL PRIVATE CUL DE SAC
- VIEWING HIGHLY RECOMMENDED



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GARDEN

DRIVEWAY

2 Parking Spaces

GARAGE

Triple Garage

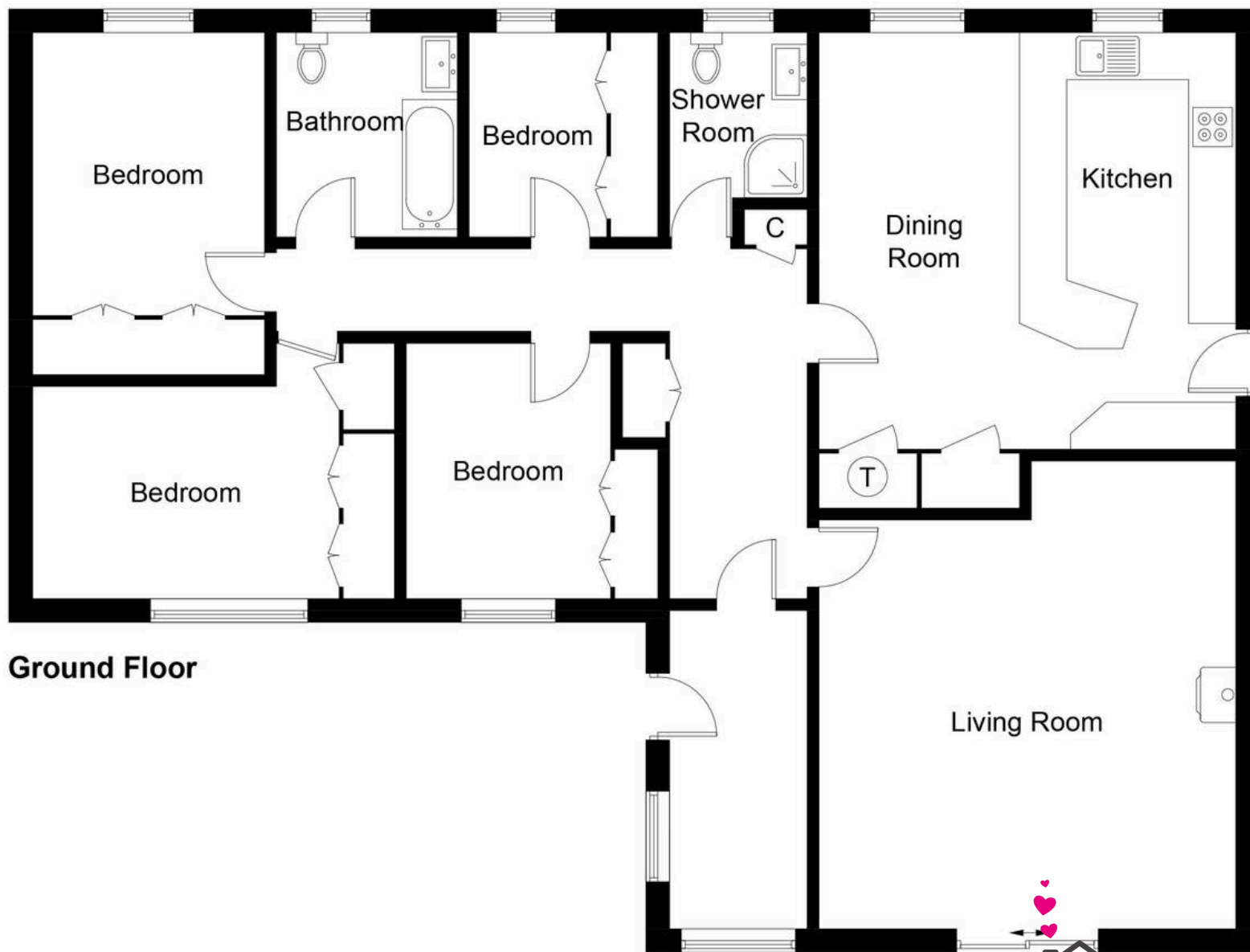
Triple garage/ workshop to park 3 small cars nose to tail. Electric roller door.





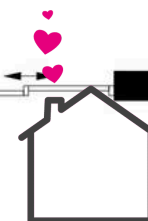
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344756)



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