



58 Millburn Avenue, Coalton – KY7 6HR

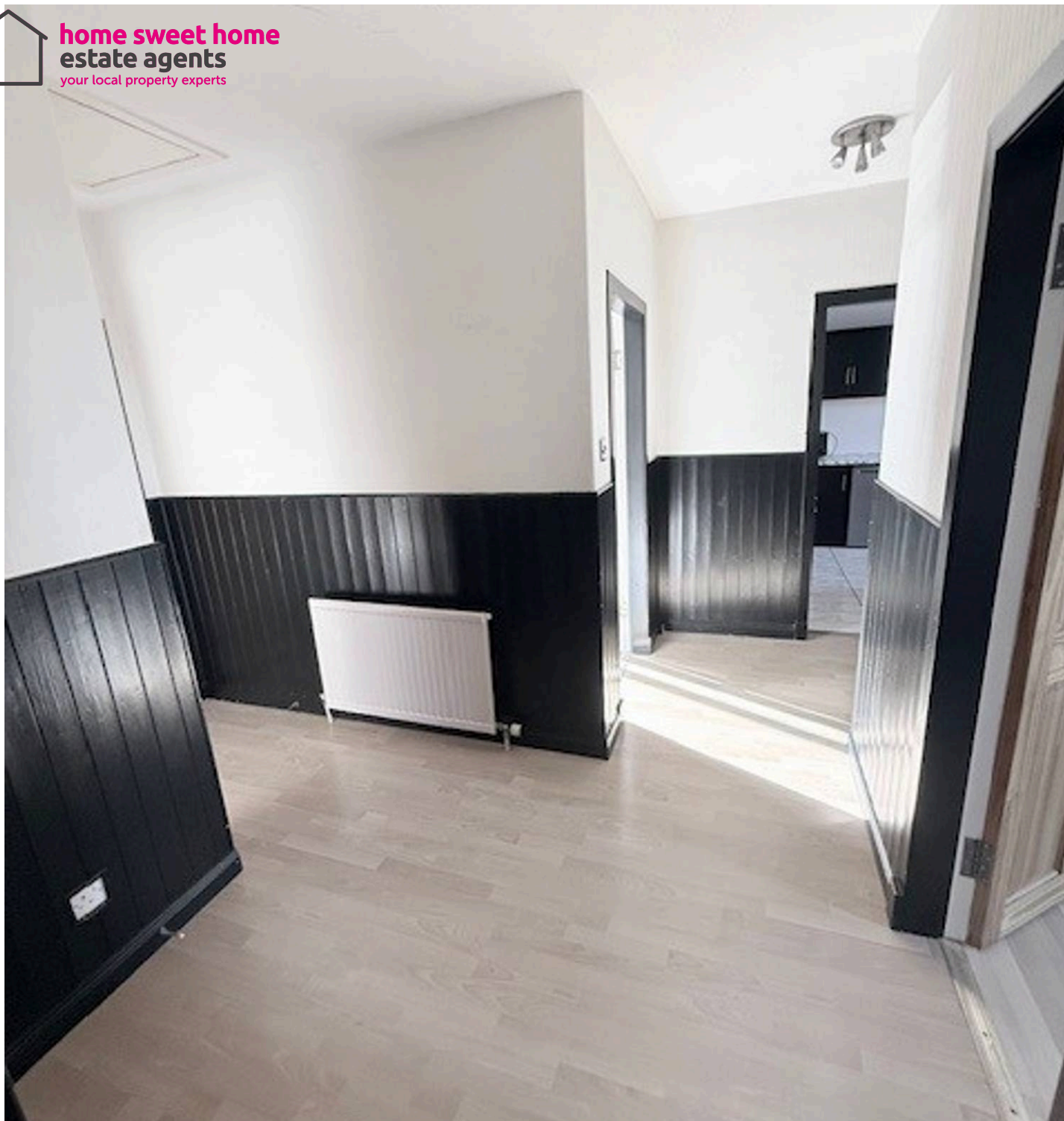
Glenrothes

Offers Over **£95,000**





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58 Millburn Avenue

Coaltown, Glenrothes

New for sale a deceptively spacious Main Door Upper Flat with open views over surrounding countryside towards Balgonie Castle, perfect for first time buyers, growing families or those looking for a peaceful village location close to all amenities.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- GENEROUS MAIN DOOR UPPER FLAT WITH VIEWS
- THREE DOUBLE BEDROOMS
- LARGE GATED DRIVEWAY
- ENCLOSED REAR GARDEN & OUTBUILDINGS
- BRIGHT LOUNGE WITH VIEWS OF CASTLE
- BREAKFASTING KITCHEN
- MODERN SHOWER-ROOM
- DG- GCH - EPC D- HOME REPORT £100,000
- SOUGHT AFTER VILLAGE LOCATION
- VIEW NOW!



GARDEN


Large rear fence enclosed garden.

DRIVEWAY

5 Parking Spaces





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		65	73
England, Scotland & Wales		EU Directive 2002/91/EC 	


Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		73	81
England, Scotland & Wales		EU Directive 2002/91/EC 	



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