

# first for homes

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Contact Allan England's Team

01592 752 944



Cameron Crescent, Glenrothes

**Offers over £107,000**

# Cameron Crescent, Glenrothes

Welcome To Cameron Crescent, A Bright & Spacious 2 Bedroom Terraced Villa With Space For Driveway Subject To Planning, Situated In The Highly Sought-After South Parks Area of Glenrothes!

Allan England's Team at first for homes are proud to present to the market this excellent first time purchase 2 bedroom terraced villa situated in the desired area of South Parks, Glenrothes! This bright and spacious home offers; entrance hallway, open plan lounge/diner and well proportioned kitchen. Stairs to the upper level provide 2 double bedrooms both benefiting from built in storage cupboards and family bathroom.

Externally there is an easily maintained private rear garden with patio and lawn area including 2 outbuilding coal storage units as well as a front garden with hedge surround and potential to add driveway subject to planning. Close to local amenities, walking distance to town centre, bus station and schools, viewing is essential to fully appreciate what this excellent home has to offer.

HOME REPORT - £112,000

EPC - B

COUNCIL TAX - C

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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.

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.





**SITUATION – Glenrothes**

**ENTRANCE HALLWAY**

**LOUNGE/DINER**

19'5" x 9'10" (approx (5.92m x 3m (approx)

**KITCHEN** 9'0" x 7'11" approx (2.76m x 2.42m approx)

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

14'9" x 8'9" (approx) (4.50m x 2.68m (approx))

**BEDROOM 2**

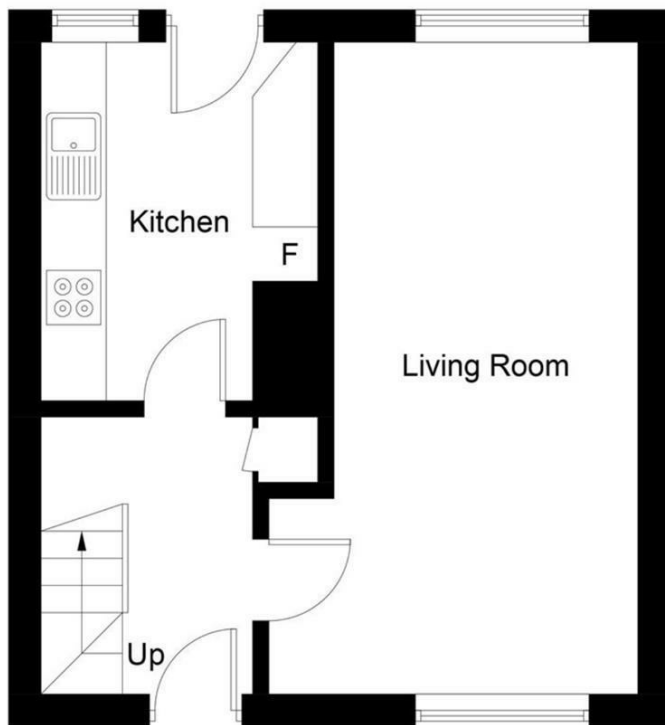
11'7" x 10'6" (approx) (3.54m x 3.22m (approx))

**FAMILY BATHROOM**

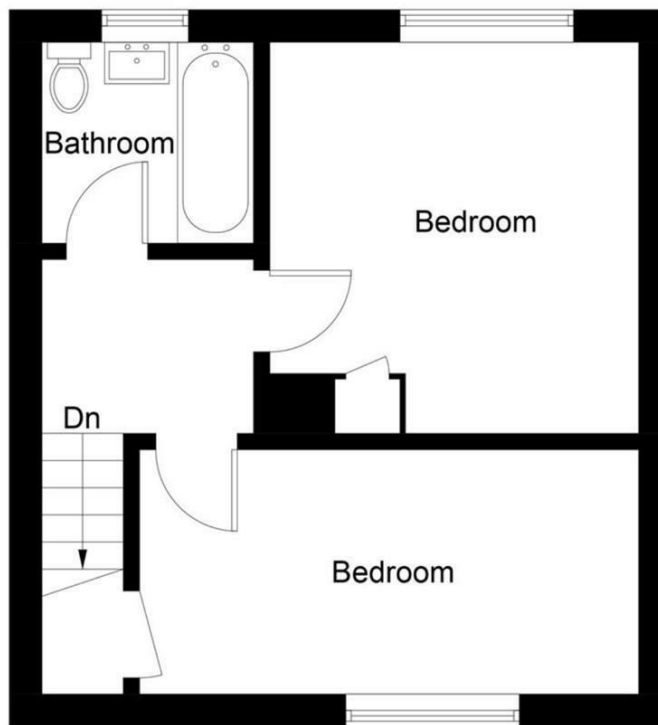
**GARDEN GROUNDS**

**INFORMATION**





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186161)

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