



3 The Green, Coaltown – KY7 6GY

Glenrothes

Offers Over **£199,995**





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3 The Green

Coaltown, Glenrothes

Luxury Modern 2-bed mid-terrace villa with landscaped garden, double driveway, open-plan lounge, dining kitchen, utility, luxury bathroom, Parisian balcony, in sought-after village. EPC C. Home Report £205,000.

Council Tax band: D

Tenure: Freehold

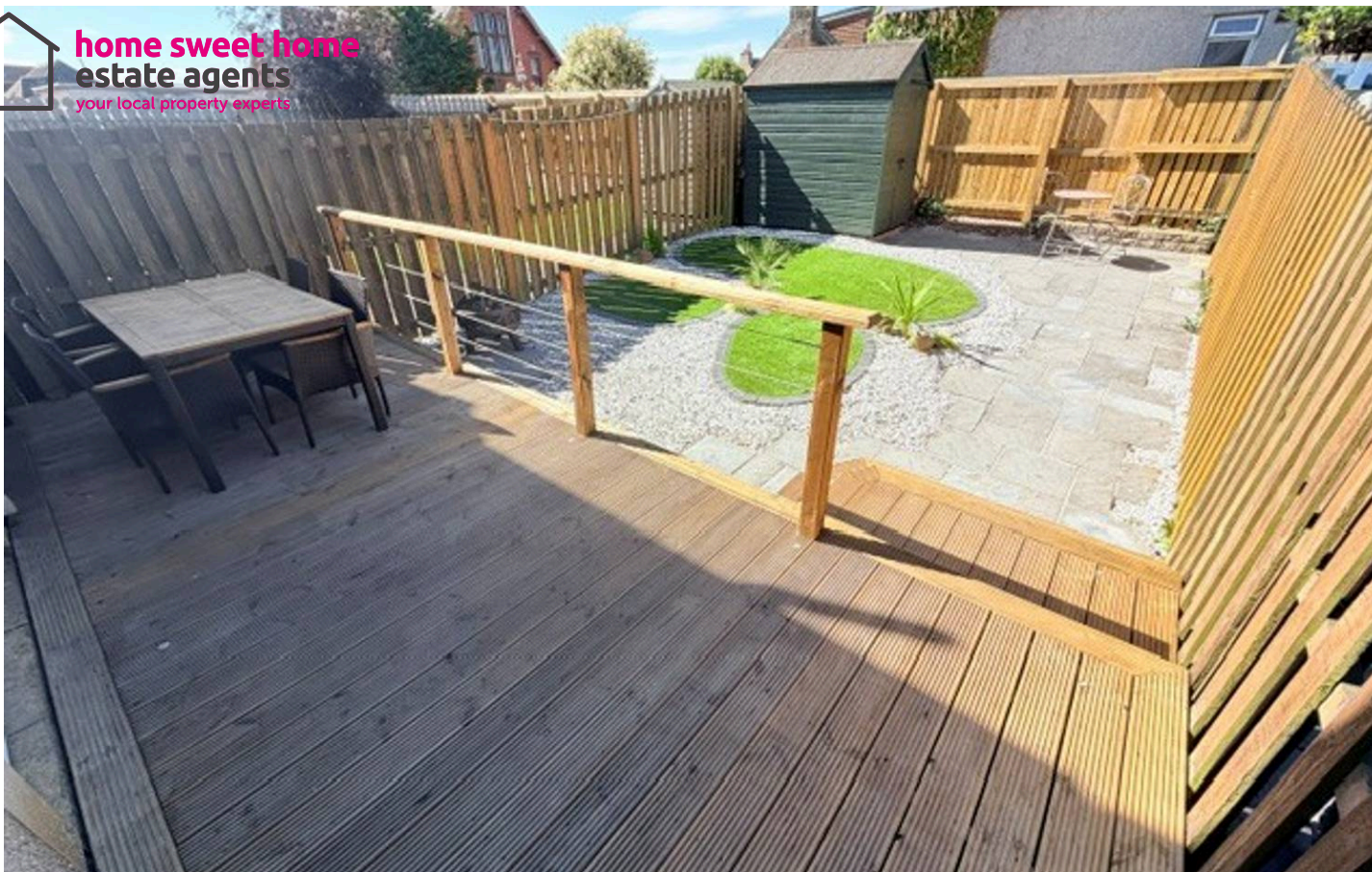
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STUNNING MID TERRACED VILLA WITH WOW FACTOR
- TWO LARGE DBL BEDROOMS MASTER WITH PARISIAN BALCONY
- LANDSCAPED ENCLOSED SOUTH/ WEST FACING GARDEN
- MODERN DINING KITCHEN & APPLIANCES - UTILITY
- DG- GCH - EPC C - HOME REPORT £205,000
- BRIGHT SPACIOUS LOUNGE
- LUXURY 4-PCE BATHROOM - SEP WC
- DOUBLE DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION
- MANY EYE CATCHING FEATURES



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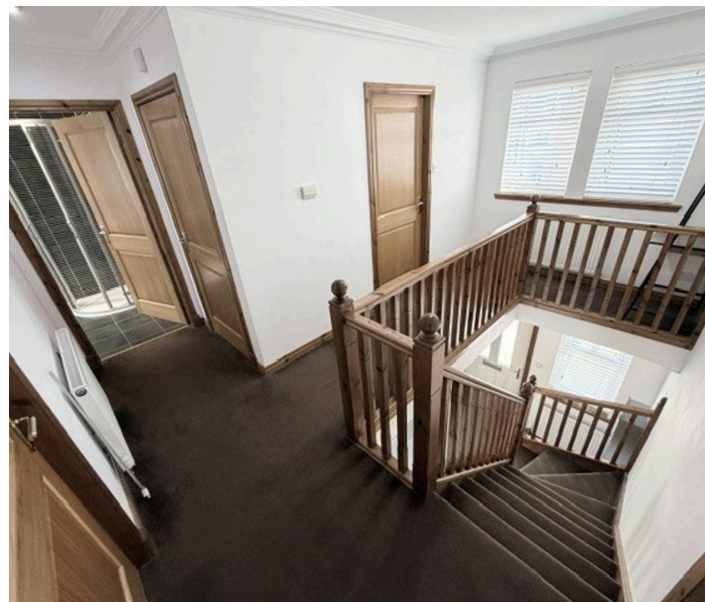


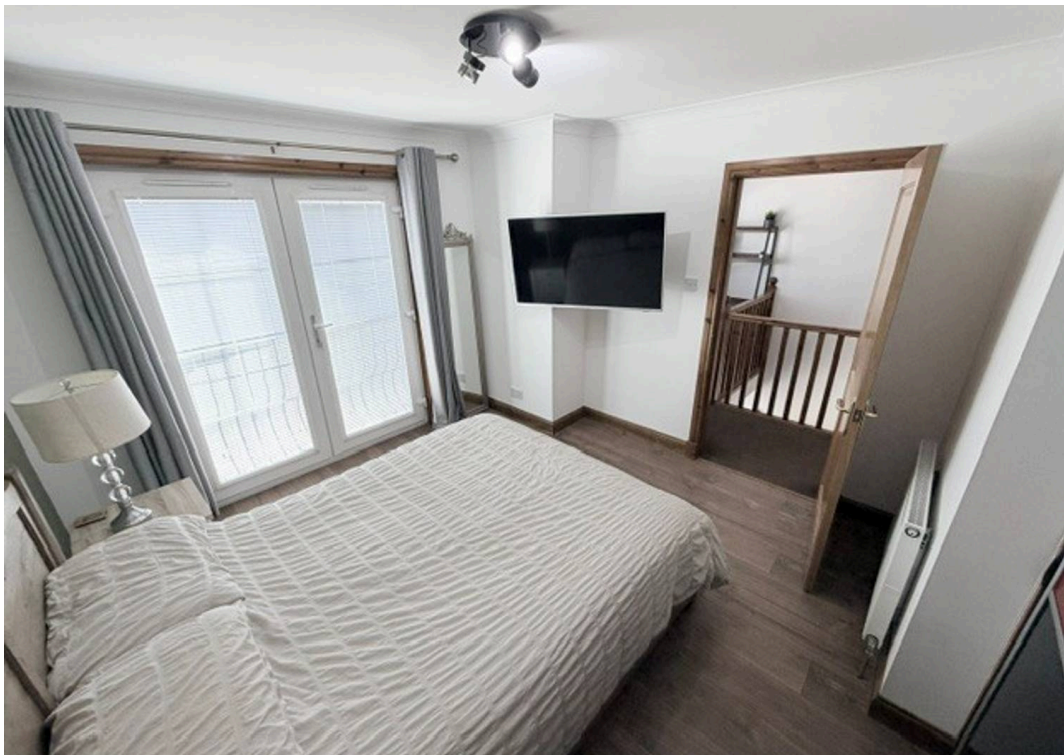
GARDEN

Landscaped enclosed garden.

DRIVEWAY

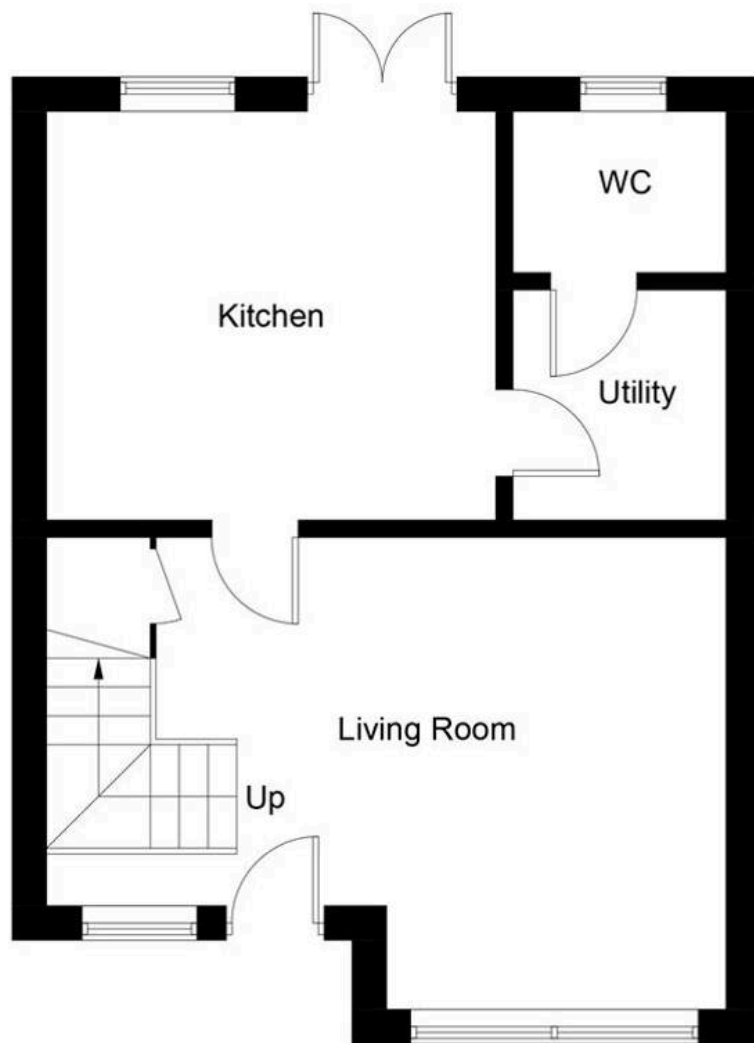
2 Parking Spaces



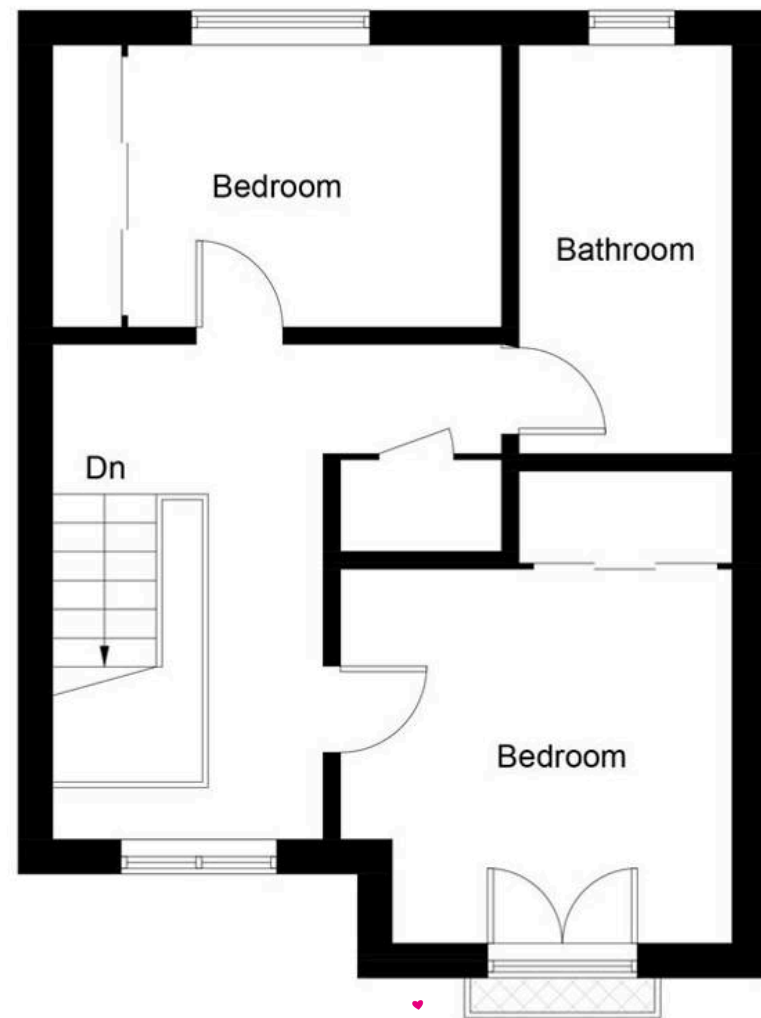


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID972072)



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