



51 Balgeddie Park, Glenrothes - KY6 3NY

Glenrothes

Offers Over **£305,000**





51 Balgeddie Park

Glenrothes

Modern 4-bed detached villa (built 2020) by Tulloch Homes in landscaped gardens, cul-de-sac. Lounge, dining kitchen, utility, garage, EV charger, solar panels, en-suite. Viewing recommended. HOME REPORT £310,000.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BEAUTIFUL DETACHED VILLA BY TULLOCH HOMES
- FOUR BEDROOMS MASTER EN-SUITE
- SPACIOUS LOUNGE WITH MEDIA WALL
- MODERN DINING KITCHEN & APPLIANCES - UTILITY RM
- FAMILY BATHROOM - SEP WC
- DG- GCH - EPC B - SOLAR PANELS - EV CHARGER POINT
- DOUBLE DRIVE- SINGLE GARAGE
- GENEROUS LANDSCAPED GARDENS
- VIEWING HIGHLY RECOMMENDED
- HOME REPORT £310,000 - FANTASTIC FAMILY HOME



home sweet home
estate agents
your local property experts



GARDEN

DRIVEWAY

3 Parking Spaces

GARAGE

Single Garage





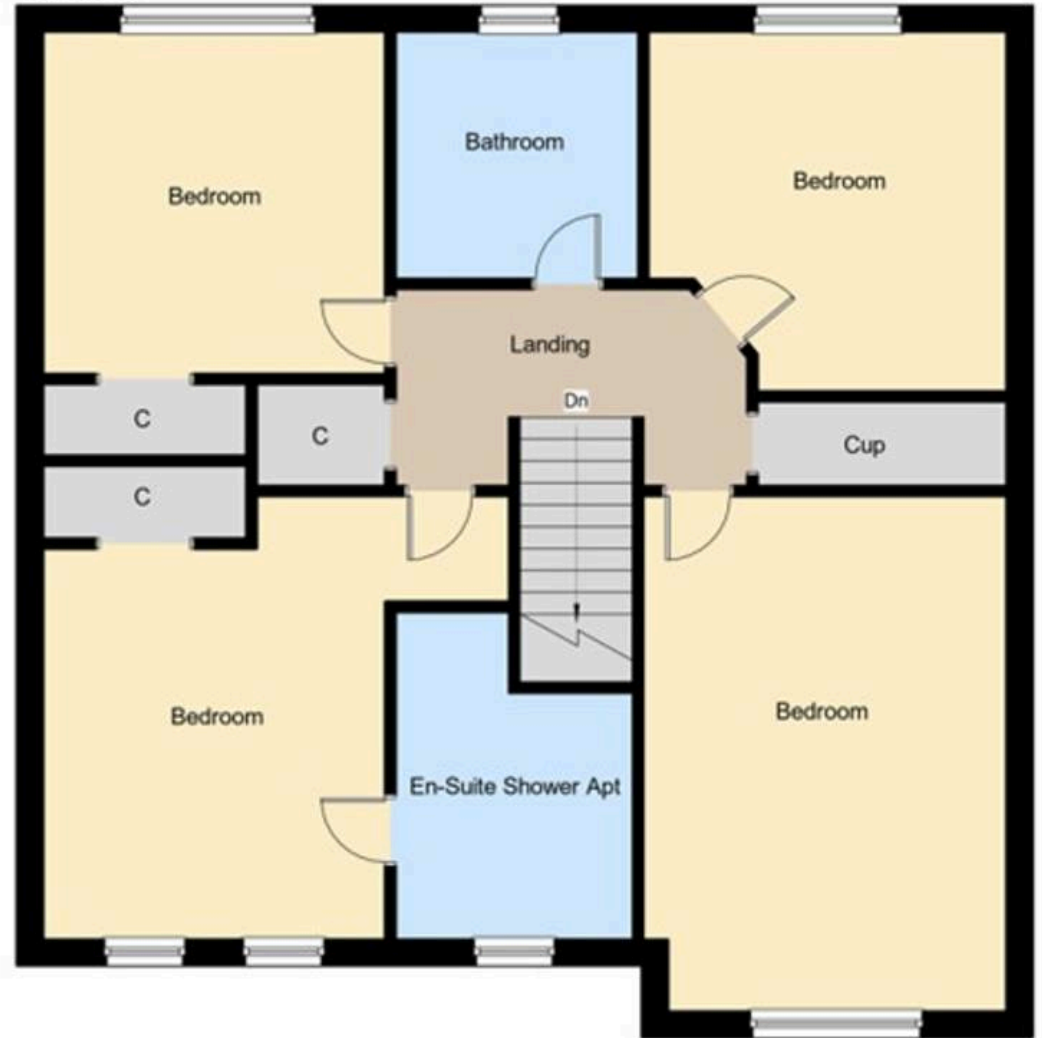
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	84
(69-80)	C	84
(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



home sweet home
estate agents
your local property experts