first for homes

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Contact Allan England's Team

01592 752 944

Ardoch Park, Glenrothes

Offers over £224,000

Ardoch Park, Glenrothes

SALE AGREED ABOVE HOME REPORT VALUE - SIMILAR PROPERTIES REQUIRED

Stunning 3 Bedroom Semi-Detached Family Home with Driveway & Garage, Situated In The Highly Sought After Balgeddie Area Of Glenrothes!

Allan England's Award-Winning Team at First for Homes are delighted to bring this fantastic property to the market. Ideally suited to families, the home combines generous living accommodation with excellent storage, private garden grounds, a driveway and a single garage. The ground floor offers a cloakroom W/C, bright and welcoming lounge/diner, providing an ideal space for relaxing and entertaining. A second public room offers excellent versatility and could be used as a family room, home office, playroom or potentially a 4th bedroom, depending on your requirements. The modern kitchen is complemented by a separate utility area, providing practical additional storage and workspace. Upstairs, the property benefits from 3 bedrooms, each featuring built-in storage cupboards, along with a well-appointed family bathroom. Externally, the property benefits from attractive front, side and rear garden grounds, offering excellent outdoor space for families, entertaining or simply enjoying the garden. A single-car driveway provides off-street parking, with potential to extend the driveway further, subject to the necessary planning consents. The property also benefits from a single garage. Viewing is highly recommended to appreciate all this home has to offer.

EPC Rating C
Council Tax Band D
Home Report Value £242,000

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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 HALWAY

CLOAKROOM W/C

LOUNGE/DINER 25'7" x 12'7" (approx) (7.81m x 3.84m (approx))

SECOND PUBLIC ROOM/BEDROOM 4 10'3" x 8'11" (approx) (3.14m x 2.73m (approx))

KITCHEN 10'2" x 8'7" (approx) (3.12m x 2.64m (approx))

UTILITY ROOM 8'8" x 5'11" (approx) (2.65m x 1.81m (approx))

STAIRS TO UPPER LEVEL

BEDROOM 1 13'9" x 11'0" (approx) (4.20m x 3.36m (approx))

BEDROOM 2 12'8" x 9'6" (approx) (3.88m x 2.90m (approx))

BEDROOM 3 10'2" x 8'5" (approx) (3.11m x 2.58m (approx))

BATHROOM 6'8" x 6'2" (approx) (2.04m x 1.88m (approx))

FRONT, SIDE AND REAR GARDEN GROUNDS

SINGLE GARAGE

DRIVEWAY FOR 1 CAR

INFORMATION

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330636)

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FREE Valuation

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