

first for homes

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Contact Allan England's Team

01592 752 944



Auchavan Gardens, Glenrothes
Offers over £217,995

Auchavan Gardens, Glenrothes

Beautifully Presented & Upgraded 3-Bed Semi-Detached Villa With Garage & 3/4 Car Driveway And South-Facing Rear Garden!

Allan England's Award-Winning Team at first for homes are proud to welcome to the market this lovely 3-Bed Semi-Detached Villa situated within the highly sought-after area of Finglassie, Glenrothes. This family home has been upgraded and offers versatile living space for all the family and comprise entrance vestibule with built in double wardrobe, spacious lounge, open plan upgraded kitchen/diner with patio doors leading to rear garden. (2019), 3 generous bedrooms (bedrooms 1 & 2 with built in wardrobes) and upgraded family bathroom in 2019 with overhead shower, separate cloak/WC. Gardens to front with monoblock driveway providing parking for 3 cars and south-facing rear garden, woodland aspect. Single garage, (window and side doors been replaced (upvc). Room to extend subject to planning/building consents. Combi Boiler Fitted in 2022. Upgraded Windows. Attic, insulated in 2025, partially floored, and ramsay ladder fitted. Viewing is essential to fully appreciate all this beautiful family home has to offer. Don't miss out!

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EPC Rating C
Council Tax D
Home Report Value £225,000

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 VESTIBULE

LOUNGE 14'2" x 12'11" approx (4.32m x 3.96m approx)

KITCHEN/DINER

16'11" x 12'2" approx (at widest points) (5.16m x 3.72m approx (at widest points))

CLOAK/WC

BEDROOM 1 11'10" 9'6" approx (3.61m 2.91m approx)

BEDROOM 2 9'6" x 9'2" approx (2.90m x 2.80m approx)

BEDROOM 3 8'3" x 7'3" approx (2.52m x 2.21m approx)

BATHROOM 7'1" x 5'6" approx (2.18m x 1.68m approx)

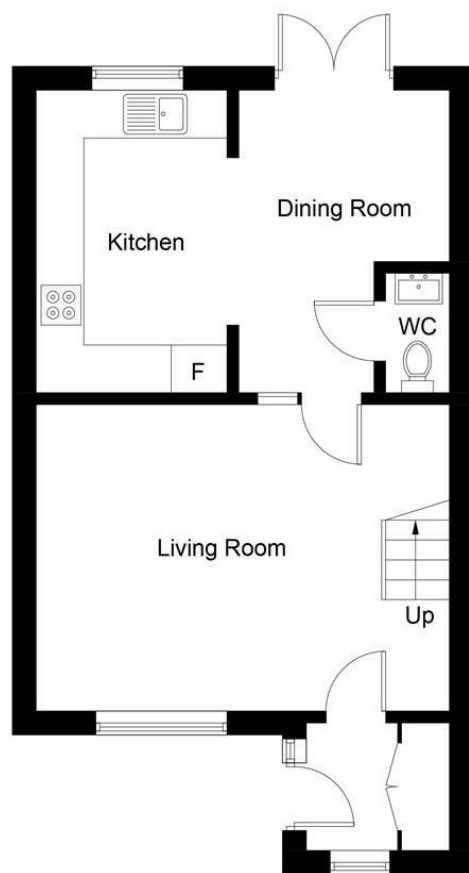
SINGLE GARAGE

DRIVEWAY 3/4 CARS APPROX

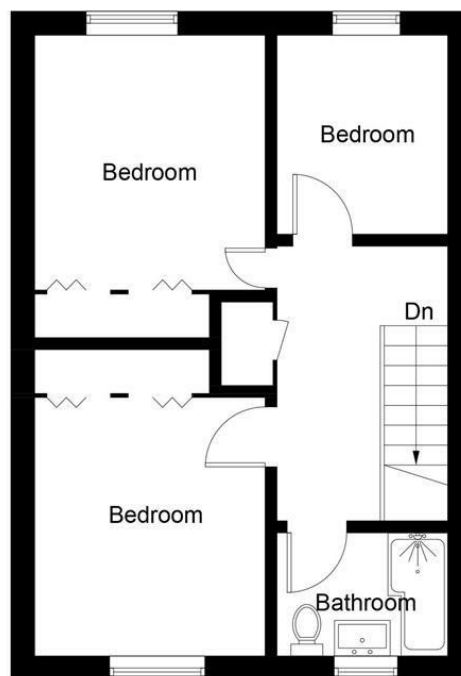
LARGE SOUTH FACING REAR GARDEN

INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291273)

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