



**Sandray Park, Glenrothes**  
**Offers over £104,995**

# Sandray Park, Glenrothes

Beautifully Presented 2-Bedroom Terraced Villa In Sought After Area of Pitcoudie, North Of Glenrothes!

Allan England's award-winning team at first for homes are proud to welcome to the market this Lovely 2-Bedroom Villa situated within the highly desirable area of Pitcoudie, North Glenrothes. The property offers bright, spacious and move-in condition family living accommodation comprising on the ground floor: entrance hallway, family lounge with patio doors to rear garden, spacious kitchen/diner. The upper level offers 2 double bedrooms and family bathroom. New Boiler in 2023. Externally, there are garden grounds to the front & rear and street parking. Early viewing is highly recommended to ensure you don't miss out! Ideal First Time Buy.

HOME REPORT- £115,000

EPC RATING- C

COUNCIL TAX BAND- B

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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.

## INFORMATION

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** 13'6" x 10'7" approx (4.14m x 3.24m approx)

**KITCHEN/DINER**

19'8" x 10'11" approx (6m x 3.33m approx)

**BEDROOM 1**

16'6" x 9'8" approx (5.04m x 2.96m approx)

**BEDROOM 2**

**FAMILY BATHROOM**

**GARDEN GROUNDS**

**INFORMATION**



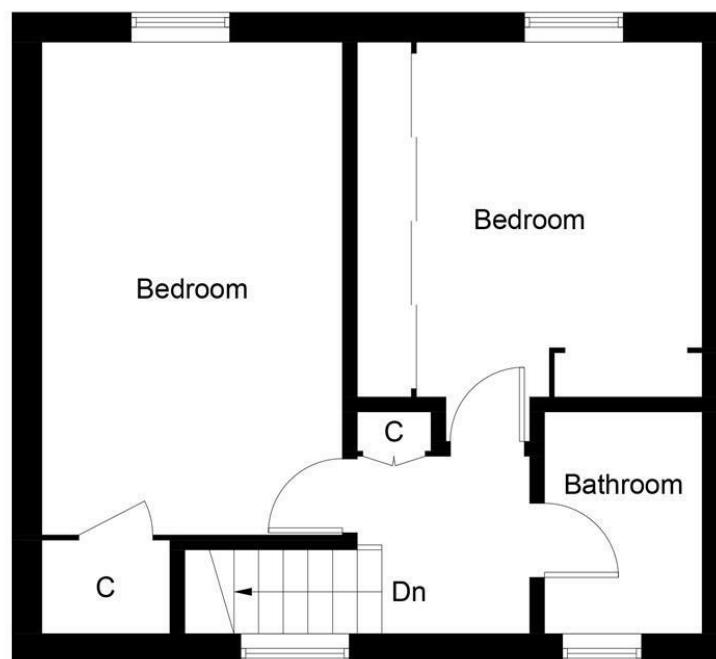
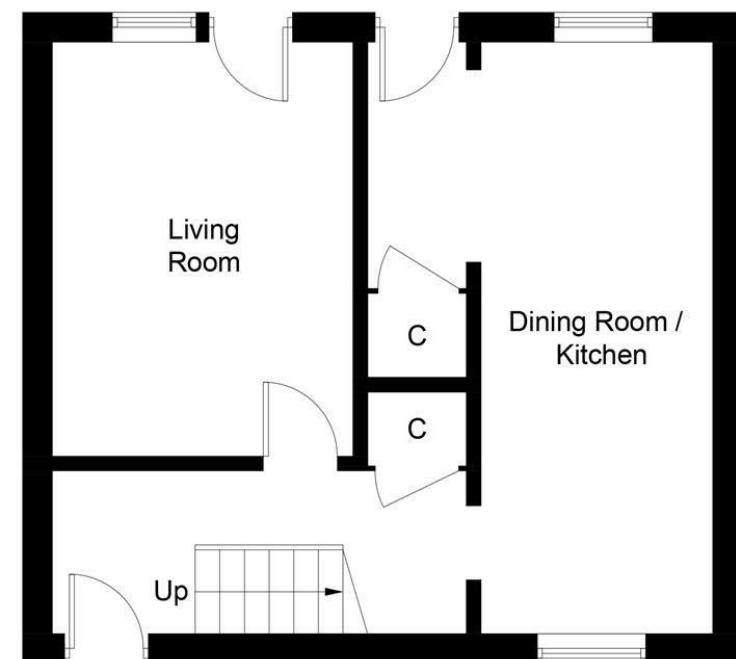
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## Ground Floor

## First Floor

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