

# first for homes

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Contact Allan England's Team

01592 752 944



Atholl Way, Glenrothes

**Offers over £122,995**

# Atholl Way, Glenrothes

Well Presented Quaint 1 Bed Semi-Detached Bungalow With 2 Car Driveway To Side, Lovely Grounds With South West Facing Rear Garden, In Highly Desirable Area of Balgeddie, Glenrothes.

Allan England's award-winning team at first for homes are proud to welcome to the market this 1-Bedroom Semi-Detached Bungalow situated within the highly desirable area of Balgeddie in the North of Glenrothes. The property offers well presented living accommodation all on one level comprising: entrance hall, double walk in cupboard, inviting bright lounge, kitchen with ample space for all appliances, double bedroom with built in cupboard and family bathroom. Externally there are well kept gardens to the front, side and South West facing rear with mature trees and shrubs and a driveway providing off-street parking to the side for approx 2 cars. This quaint bungalow would make an ideal home in a desirable area. With the added benefit of new gutters and fascias last year as well as an anti fungal roof treatment. Combi Boiler installed 2022. Early viewing advisable as this type of property is in high demand!

EPC Rating- D  
Council Tax Band- B  
Home Report- £128,000

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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.





**SITUATION – Glenrothes**

**ENTRANCE HALLWAY**

**BUILT IN DOUBLE CUPBOARD**

**LOUNGE**

15'8" x 10'10" (approx) (4.79m x 3.31m (approx))

**KITCHEN**

11'6" x 6'8" (approx) (3.52m x 2.05m (approx))

**BEDROOM**

11'6" x 9'7" (approx) (3.52m x 2.93m (approx))

**BATHROOM**

7'6" x 5'6" (approx) (2.31m x 1.69m (approx))

**2 CAR DRIVEWAY TO SIDE**

**FRONT, SIDE & REAR GARDEN**

**INFORMATION**



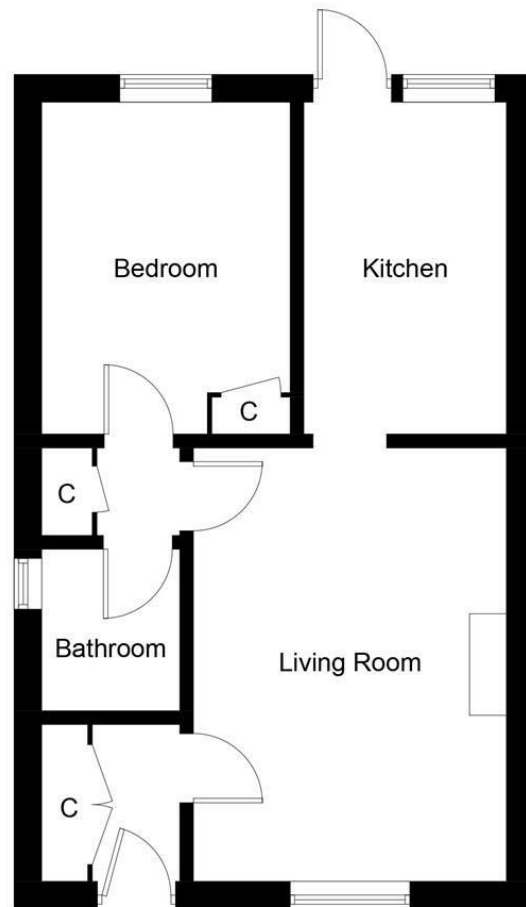


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300537)

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement 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.

## FREE Valuation

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