



**28 Scaraben Crescent, Glenrothes – KY6 3HL**

Glenrothes

Offers Over **£199,995**





## 28 Scaraben Crescent

Glenrothes

Stunning extended 3-bed semi-detached villa on a corner plot with garage, modern kitchen, conservatory, enclosed garden, and new boiler in popular Formonthills, Glenrothes. Early viewing advised.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STUNNING EXTENDED SEMI DETACHED VILLA
- LANDSCAPED CORNER PLOT
- DRIVEWAY - DETACHED GARAGE
- 3 BEDROOMS 2 DOUBLE
- BRIGHT LOUNGE - CONSERVATORY
- MODERN DINING KITCHEN
- MODERN SHOWER-ROOM/WC
- FITTED BAR - PLAYHOUSE - PERGOLA
- DG- GCH - EPC C - HOME REPORT £205,000
- VIEWING HIGHLY RECOMMENDED
- IDEAL FOR COUPLES/ YOUNG FAMILIES



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#### **GARDEN**

Corner garden.

#### **DRIVEWAY**

2 Parking Spaces

#### **GARAGE**

Single Garage



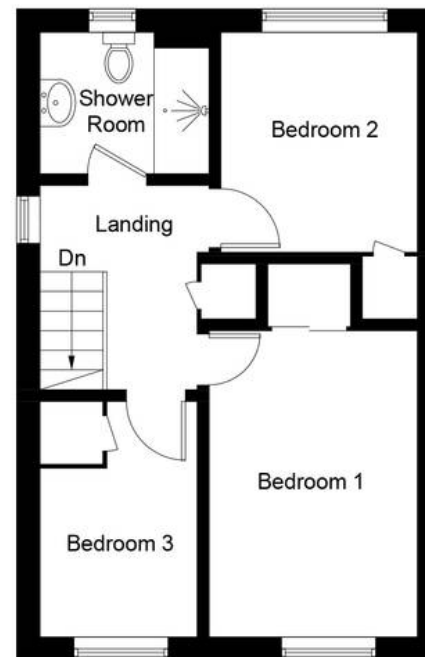


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 74      | 79        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>                                                  |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                | 75      | 76        |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales                                       |         |           |



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329352)



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