



280 Ellon Park, Glenrothes - KY7 6UY

Glenrothes

Offers Over **£95,000**





280 Ellon Park

Glenrothes, Glenrothes

Excellent opportunity to purchase a spacious two-bedroom end-terraced home set within a quiet cul-de-sac in a popular residential area of Glenrothes, ideally suited to first-time buyers, young families, or investors. The property is well placed for local amenities and enjoys close proximity to the popular Formonthills woodland, offering excellent outdoor space for activities. This bright and well-proportioned home offers two generous double bedrooms, a spacious lounge, and a dining kitchen with access to a useful rear utility area. Externally, the property benefits from enclosed gardens to the front and rear, ideal for relaxing and entertaining. The home has already benefited from external cladding and insulation, improving energy efficiency (EPC C), and has DG and GCH. While some internal upgrading would enhance the property over time, this has been reflected in the attractive asking price, presenting an excellent opportunity to add value and create a fantastic long-term home. Early viewing is recommended. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SPACIOUS END TERRACED VILLA
- TWO GENEROUS DOUBLE BEDROOMS
- DG- GCH - EPC C - HOME REPORT £105,000
- BRIGHT LOUNGE
- DINING KITCHEN - REAR HALL/UTILITY AREA
- BATHROOM



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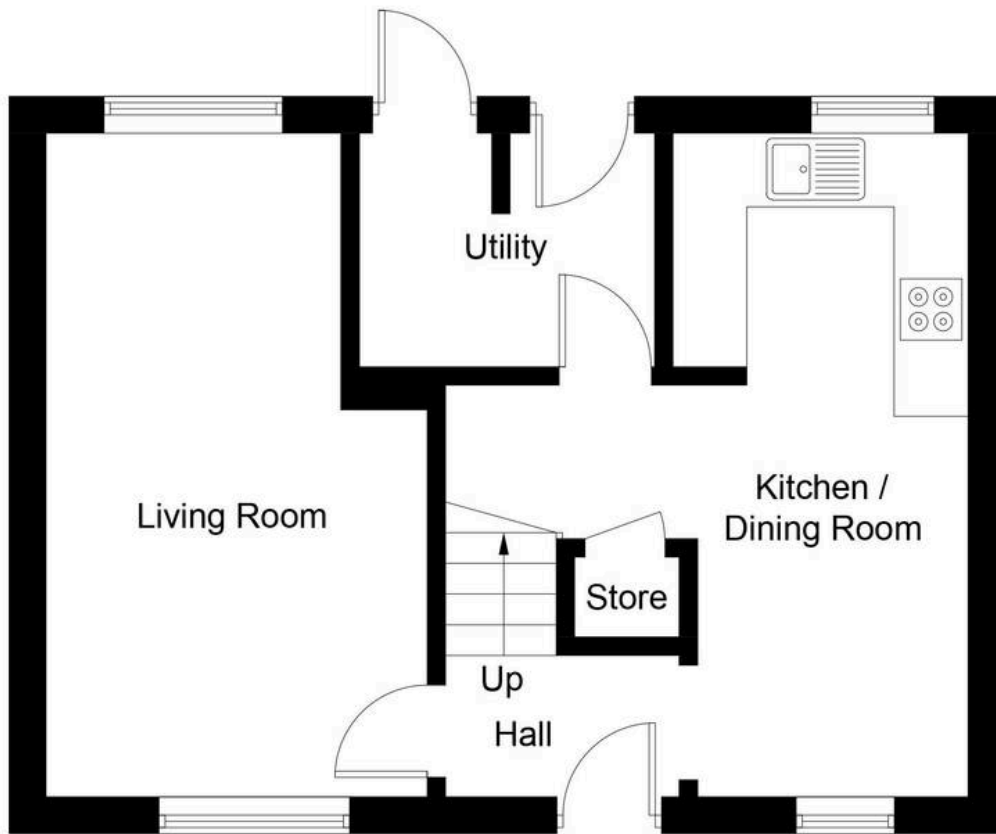
GARDEN



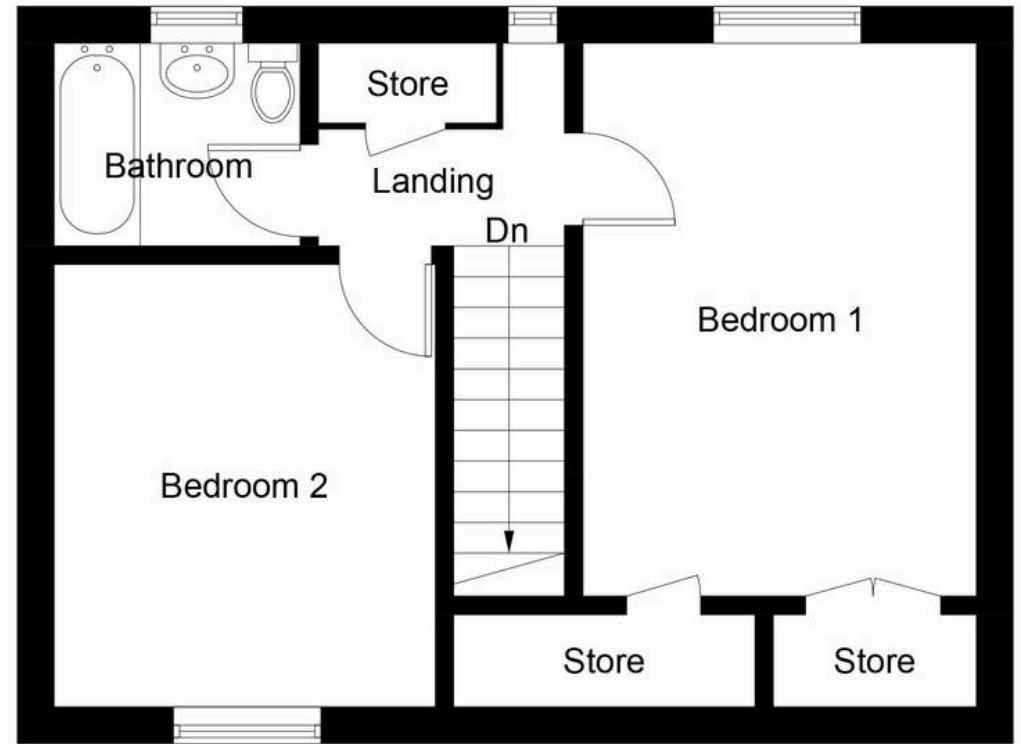


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1284412)



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