



Ar Dachaigh, Tykesburn – KY7 6JA

Glenrothes

Offers Over £249,995





Ar Dachaigh

Tykesburn, Glenrothes

For sale with the Wow Factor! Stunning Detached Bungalow built 2019 by Lomond Homes to an exceptional standard with quality Oak doors & facings throughout within a small private development to the outskirts of Coaltown. Features include Porcelanosa Tiling, German Kitchen with floor loft. Award Winning Home Sweet Home Estate Agents Fife are delighted to present for sale a superb move in condition home comprising Entrance Porch - Lounge - Modern Dining Kitchen & Appliances (Siemens & AEG) - Two Double Bedrooms Master En-Suite - Modern Shower-Room/wc. Benefitting from DG - Oil Fired Central Heating - EPC C - Solar Panels. Externally generous gardens wrap around with Summerhouse - Greenhouse enjoying privacy & seclusion. 2 Car off street parking. Early Viewing Highly Recommended.
Council Tax band: D

Tenure: Freehold

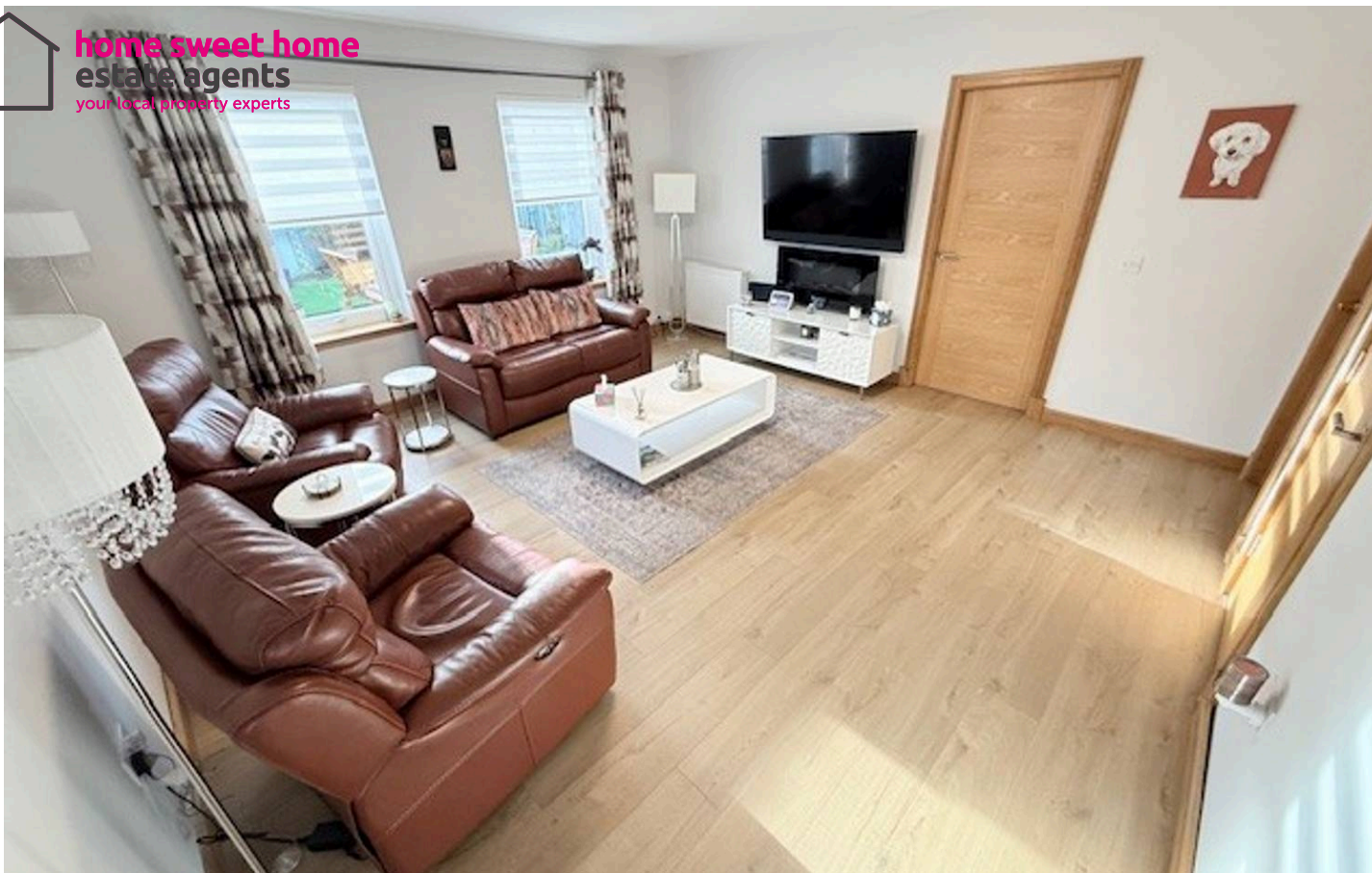
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- *** NEW PRICE *** STUNNING MODERN DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS MASTER EN-SUITE
- SPACIOUS LOUNGE
- MODERN DINING KITCHEN & APPLIANCES
- MODERN SHOWER-ROOM
- 2 CAR OFF STREET PARKING
- WRAP AROUND LANDSCAPED GARDENS
- DG- OIL FIRED HEATING - SOLAR PANELS - EPC C
- HOME REPORT £260,000



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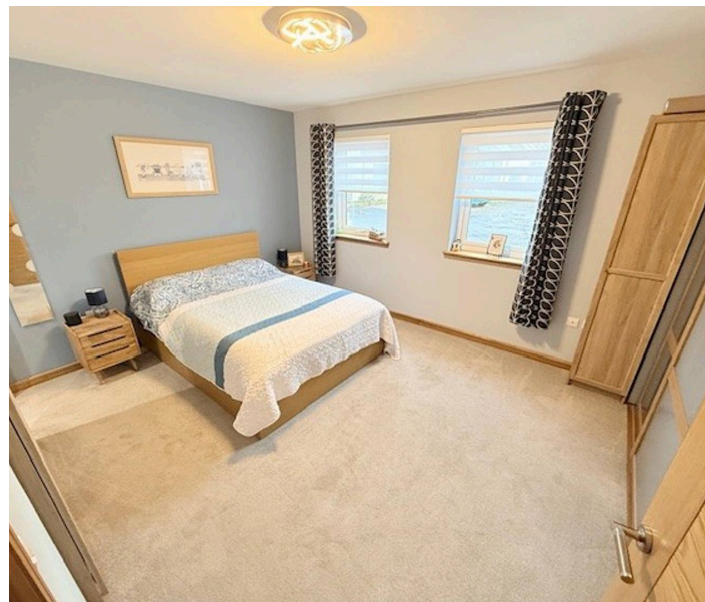
GARDEN

Landscaped gardens wrap around.

Off street

2 Parking Spaces

- OIL TANK FILLED WITH 500 LITRES EVERY 6 MONTHS COSTING £300 • TANK HOLDS 1000 LITRES IN TOTAL • ELECTRICITY £30 PER MONTH
- TOTAL HEATING & ELECTRIC COSTS MONTHLY £80 or annually just under £1000 per year!





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(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	73	73
(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	

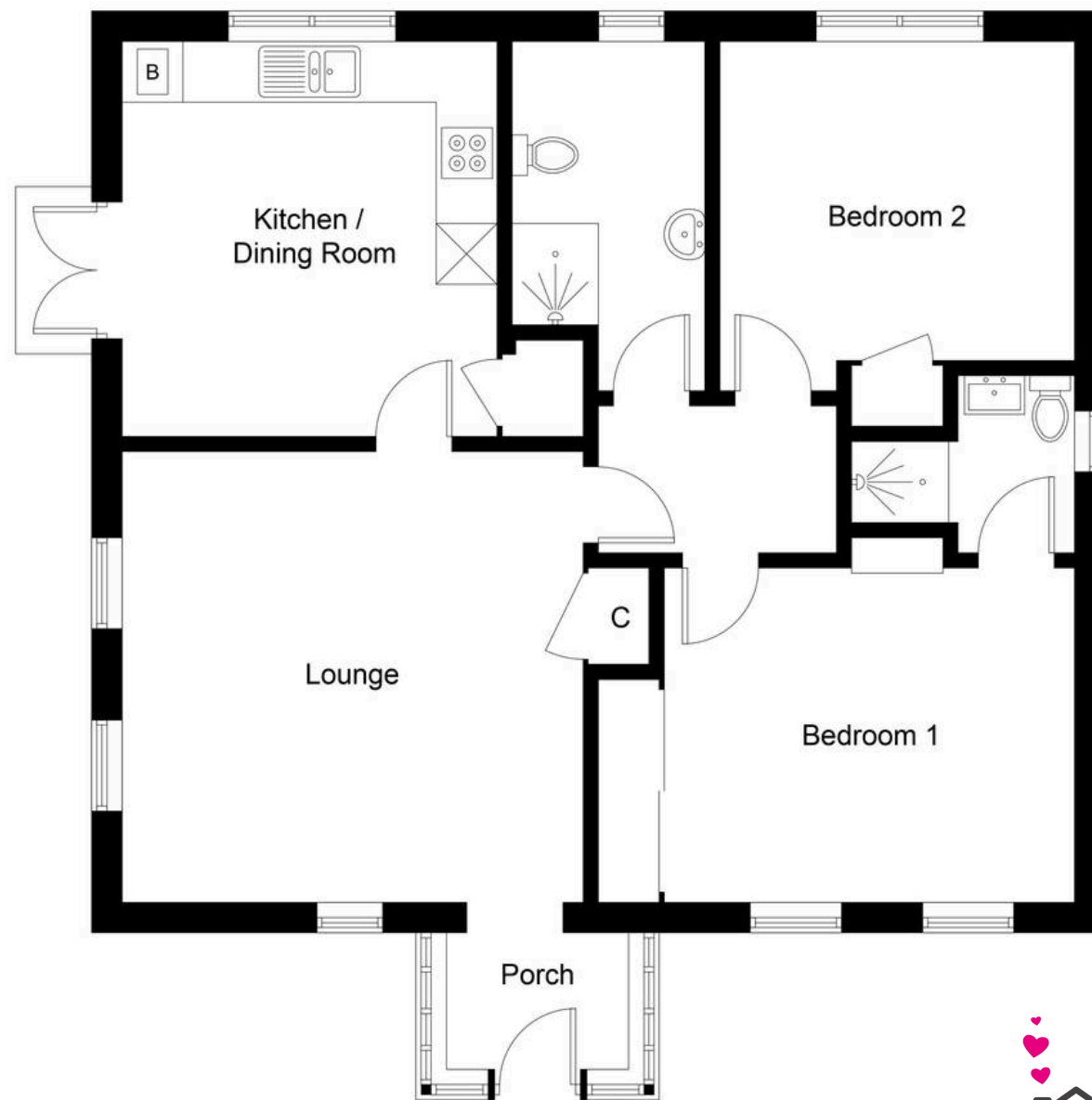


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