



**2 Boyes Path, Glenrothes – KY6 2BA**

Glenrothes

Offers Over **£99,995**





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## 2 Boyes Path

Glenrothes

Spacious 2 double bedroom extended end-terraced villa requiring modernising with drive, garage, corner garden. Needs modernisation. Includes lounge, kitchen, conservatory, gas heating, DG. Home Report £105,000.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- EXTENDED END TERRACED VILLA
- TWO DOUBLE BEDROOMS
- REQUIRES FULL MODERNISING
- LOUNGE/ DINER - CONSERVATORY
- KITCHEN - SHOWER-ROOM
- DRIVEWAY - GARAGE
- ENCLOSED CORNER GARDEN
- DG- GAS HEATING - EPC E
- HOME REPORT £105,000
- IDEAL INVESTMENT OPPORTUNITY



**GARDEN**

**DRIVEWAY**

2 Parking Spaces

**GARAGE**

Single Garage

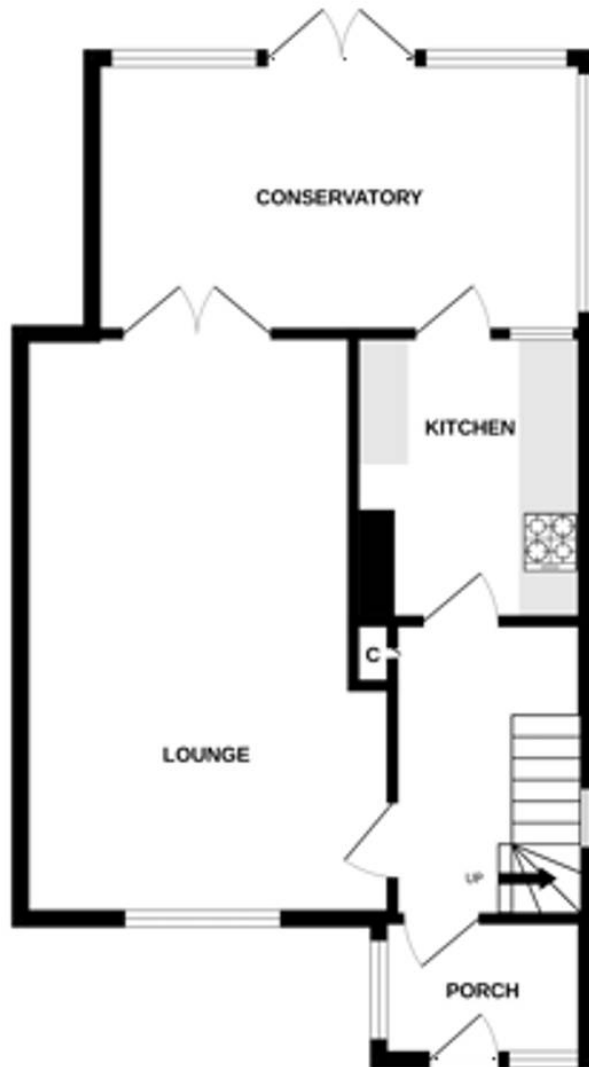




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (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 |         |           |
|                                             | 48      | 69        |
| 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>                                                |         |           |
| (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 |         |           |
|                                                                 | 58      | 73        |
| England, Scotland & Wales                                       |         |           |

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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