



12 Stanley Gardens, Glenrothes – KY7 4DA

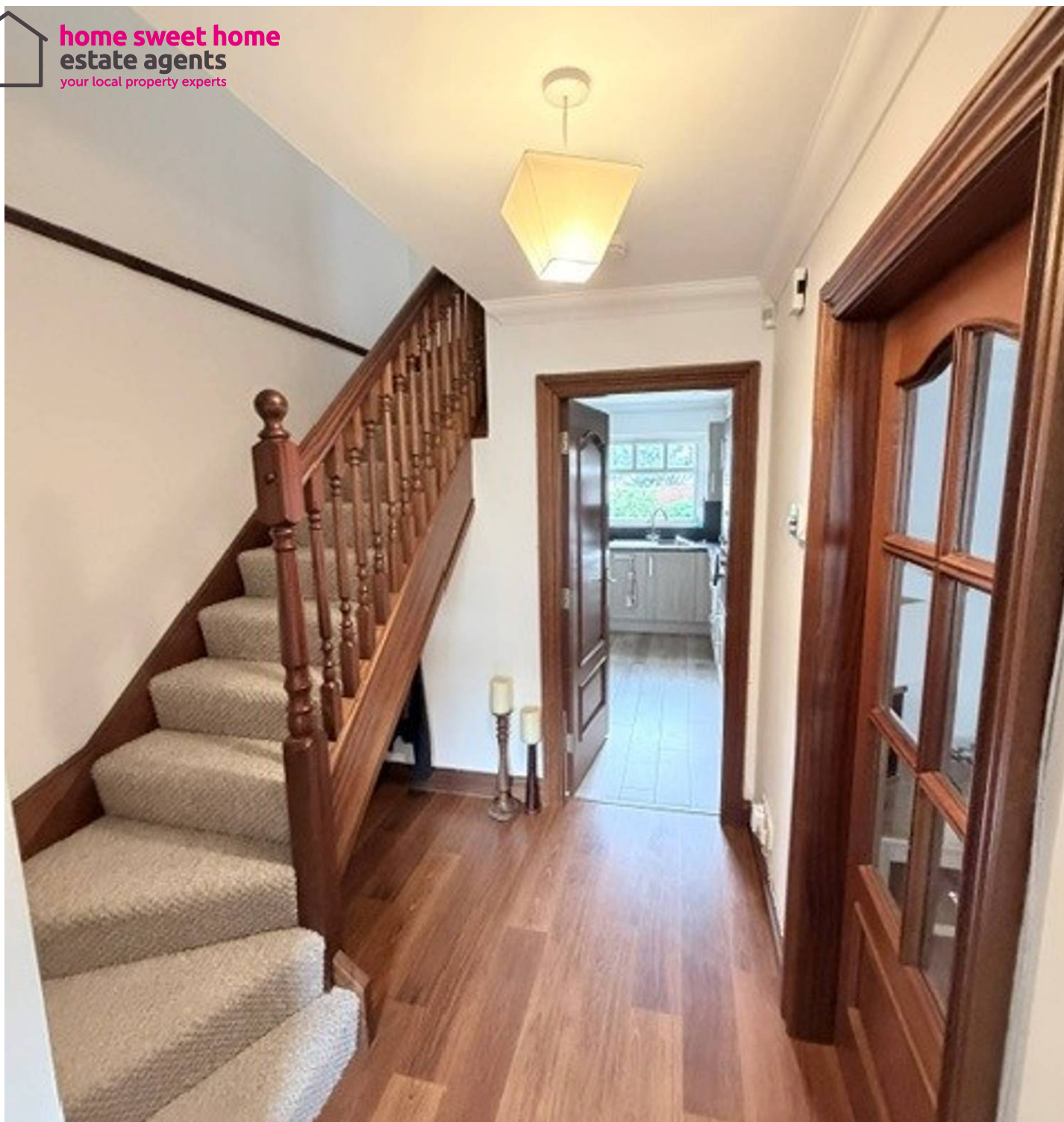
Glenrothes

Offers Over **£255,000**





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12 Stanley Gardens

Glenrothes

Spacious 3-bed detached villa with master en-suite, modern kitchen, lounge, dining room, tandem garage, large driveway, landscaped gardens, DG, GCH (HIVE), EPC C. Early viewing advised.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STUNNING DETACHED VILLA
- THREE BEDROOMS MASTER EN-SUITE
- LARGE DOUBLE DRIVE - TANDEM GARAGE
- RECEPTION HALL - SEP WC
- LOUNGE - DINING ROOM
- MODERN FITTED KITCHEN & APPLIANCES
- MODERN SHOWER-ROOM
- DG- GCH -EPC C - HOME REPROT £260,000
- GENEROUS PRIVATE GARDEN SOUTH FACING
- SUPERB FAMILY HOME
- SOUGHT AFTER PRIVATE DEVELOPMENT



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GARDEN

DRIVEWAY

4 Parking Spaces

GARAGE

Double Garage

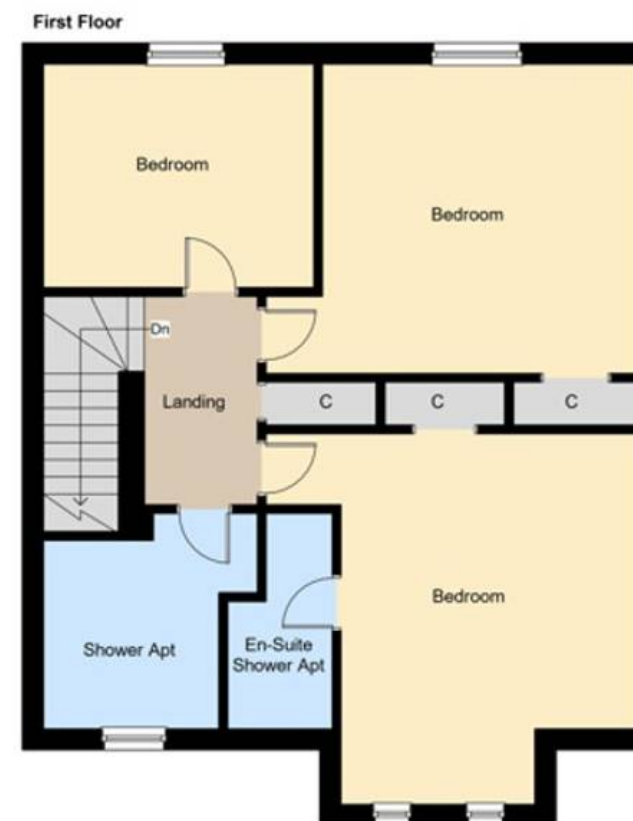
Tandem garage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



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