

Glenleven, Tykesburn - KY7 6JA

Glenrothes

Offers Over £450,000

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Glenleven

Tykesburn, Glenrothes

Stunning 4-bed detached villa (1948 sq ft) built 2022, high spec, south-facing garden, tandem garage, countryside views, open plan living, master en-suite, EPC B, private Coaltown development.
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

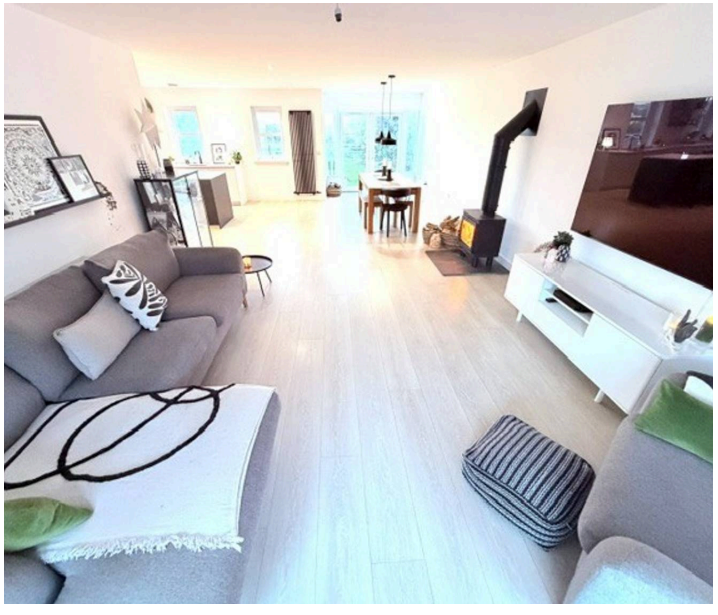
EPC Environmental Impact Rating: C

- LUXURY DETACHED VILLA IN PRIVATE SETTING
- 4 DBL BEDROOMS MASTER EN-SUITE & DRESSING ROOM
- LARGE OPEN PLAN LOUNGE/ DINING & KITCHEN - WOOD BURNER
- SEP WC - UTILITY ROOM
- DG- OIL C/HEATING - EPC B - HOME REPORT £450,000
- LARGE MATURE PRIVATE GARDENS & OUTBUILDING
- GENEORUS DRIVE- TANDEM GARAGE
- LUXURY 4 PIECE FAMILY BATHROOM
- BUILT 2022 BY LOMOND HOMES
- MANY EYE-CATCHING FEATURES & LOCATION

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GARDEN

Large garden & outbuilding.

OFF STREET

4 Parking Spaces

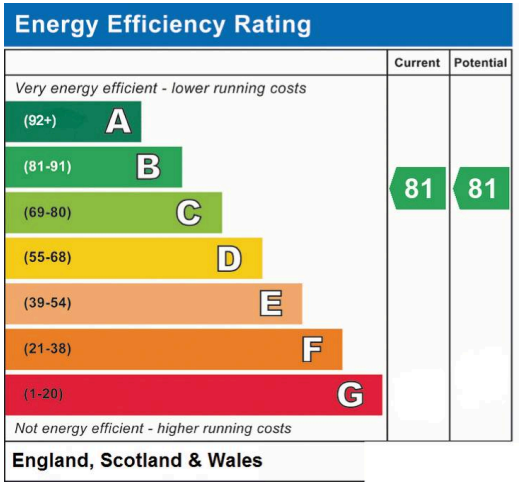
GARAGE

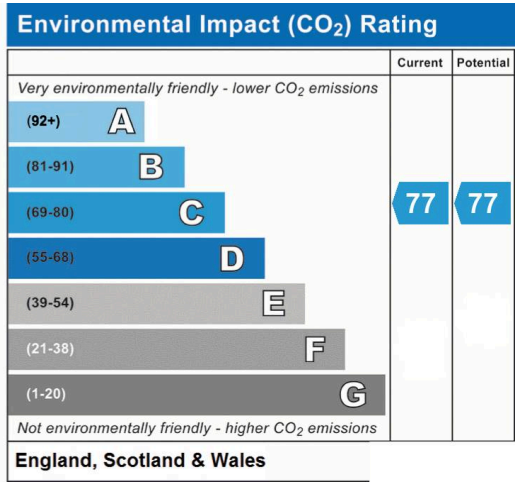
Double Garage



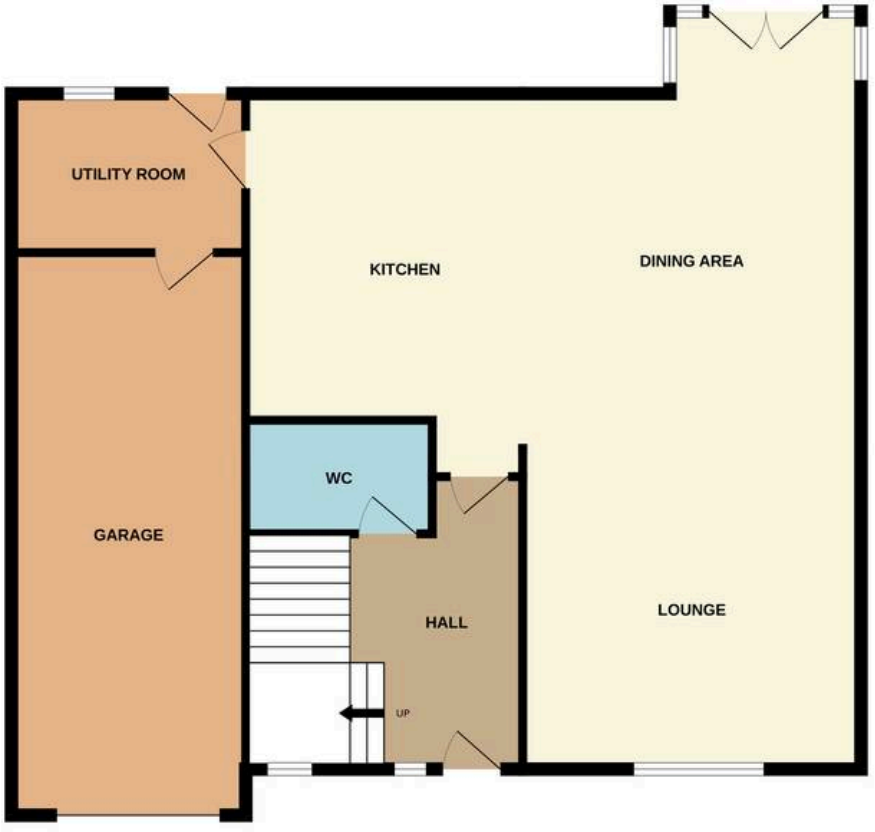





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
81
81
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
77
77
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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