

# first for homes

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Contact Allan England's Team

01592 752 944



Marmion Drive, Glenrothes

**Offers over £109,995**

# Marmion Drive, Glenrothes

Welcome to Marmion Drive! A Lovely 2 Bedroom End Terraced Villa. Located in the sought after area of Caskieberran, Glenrothes.

Allan England's Team at First For Homes are proud to welcome to the market this Bright and Spacious 2 Bedroom End Terraced Villa situated in the sought-after area of Caskieberran, Glenrothes. This fantastic home comprises on the ground floor level: entrance hallway, welcoming open plan lounge/diner with newly fitted log burner, well-proportioned kitchen providing access to rear garden grounds. The upper level provides 2 generous double bedrooms, extended newly fitted shower room, Newly Fitted Upper Windows, Upgraded Electric Heating. Newly installed flooring in kitchen. Externally the property benefits from easily maintained gardens to enjoy, ample street parking. An ideal location and excellent first time purchase. Early viewing advised to ensure you don't miss out!

EPC Rating - F  
Council Tax Band - A  
Home Report Value - £115,000

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Glenrothes is regarded as one of the most successful Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods and a multi-screen cinema. Glenrothes boasts its very own 18-hole Golf course and both Primary and Secondary schooling are available. For the commuter the A92 allows swift access to Edinburgh and there are railway stations at both Thornton and Markinch.

- Well Presented 2 Bedroom End Terrace Villa
- Sought After Location of Caskieberran, Glenrothes
- Large Bright & Spacious Lounge/Diner with Newly Fitted Log Burner
- Extended Newly Fitted Shower Room
- Newly Fitted Double Glazed Windows to Upper Level
- 2 Generous Bedrooms with Fitted Wardrobes
- Garden Grounds, Ample Street Parking
- EPC Rating F
- Council Tax A
- Home Report Value £115,000





**SITUATION – Glenrothes**

**ENTRANCE HALLWAY**

**LOUNGE/DINER**

21'5" x 11'6" (approx) (6.53m x 3.52m (approx))

**KITCHEN**

10'1" x 7'9" (approx) (3.08m x 2.38m (approx))

**CARPETED STAIRS TO UPPER LEVEL**

**BEDROOM 1**

12'9" x 9'6" (approx) (3.90m x 2.90m (approx))

**BEDROOM 2**

9'7" x 8'9" (approx) (2.94m x 2.68m (approx))

**EXTENDED BATHROOM**

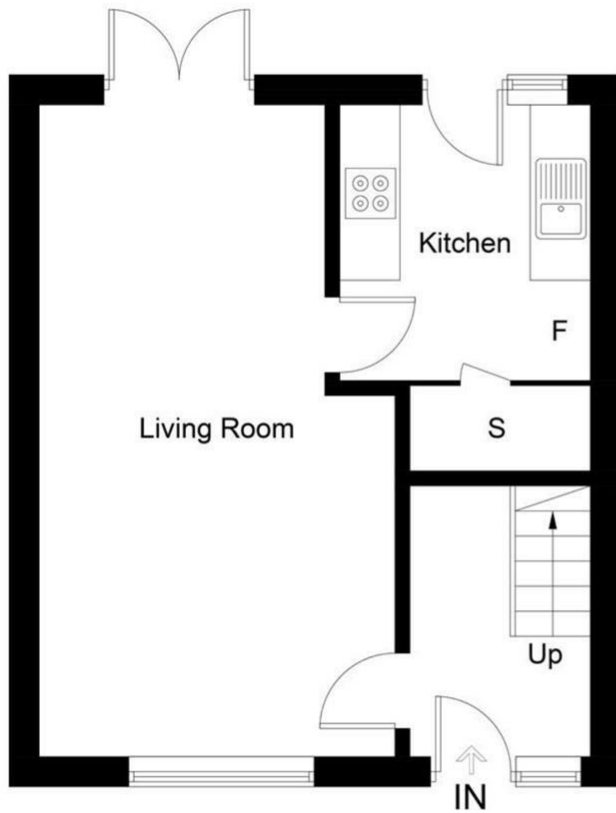
8'9" x 5'6" (approx) (2.68m x 1.68m (approx))

**FRONT AND REAR GARDEN GROUNDS**

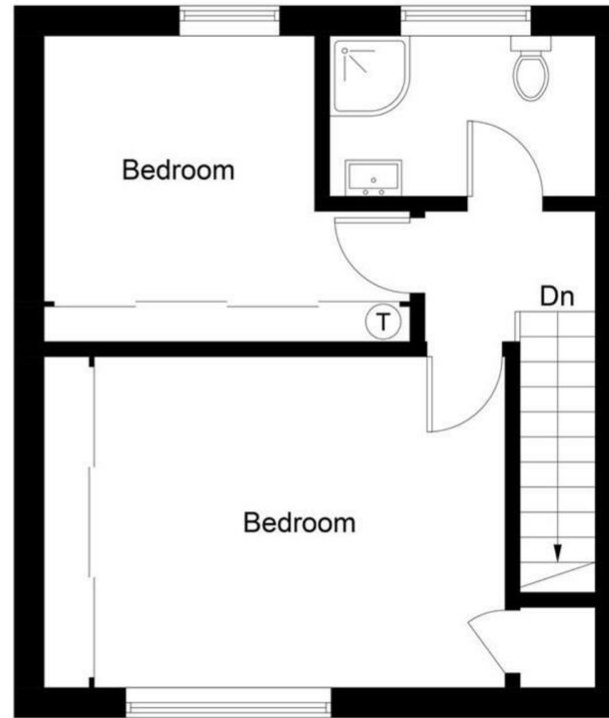
**STREET PARKING**

**INFORMATION**





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216084)

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

### Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



**first for trust**



**first for service**



**first for aftercare**

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