

# first for homes

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Contact Allan England's Team

01592 752 944



Ryan Road, Glenrothes

**Offers over £139,995**

# Ryan Road, Glenrothes

Beautifully Upgraded 3-Bedroom Terraced Villa With 2-Car Drive In Central Glenrothes!

Allan England's award winning team are proud to welcome to the market this lovely 3-Bed Mid-Terraced Villa situated within the desirable area of Rimpleton, central Glenrothes. The property offers move-in condition living accommodation ideal for first-time buyers. The ground floor level offers entrance hall, modern breakfasting kitchen and spacious family lounge/dining room with patio doors to rear garden. The upper level offers 3 generous bedrooms, master with built in wardrobes and a modern family bathroom. There is additional storage with a partly floored attic. Externally, there boasts a monoblock driveway providing off-street parking for 2 cars and easily maintained rear garden grounds with outbuilding. External power. Walking distance to town centre and local amenities. Early viewing is essential to ensure you don't miss out.

HOME REPORT VALUE £145,000

EPC RATING- C

COUNCIL TAX BAND- B

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## SITUATION

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.

## INFORMATION

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements 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.





## SITUATION – Glenrothes

### ENTRANCE HALLWAY

### FAMILY LOUNGE / DINING ROOM

19'5" x 13'0" approx. (5.92 x 3.98m approx.)

### BREAKFASTING KITCHEN

12'4" x 11'6" approx. (3.76m x 3.53m approx.)

### UPPER LEVEL

#### BEDROOM 1

14'1" x 8'6" approx. (4.30m x 2.61m approx.)

#### BEDROOM 2

10'7" x 9'6" approx. (3.23m x 2.90m approx.)

#### BEDROOM 3

9'2" x 7'7" (approx) (2.79m x 2.31m (approx))

### FAMILY BATHROOM

8'0" x 6'2" approx. (2.46 x 1.90m approx.)

### 2-CAR DRIVEWAY

### GARDEN GROUNDS

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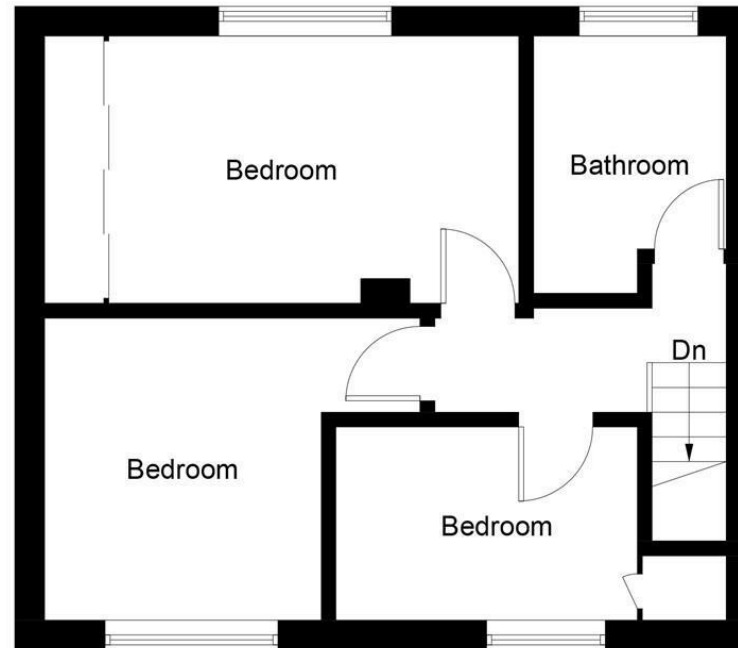
## FREE Valuation

### 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.



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315264)



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