



46 Auchavan Gardens, Glenrothes - KY7 4TU

Glenrothes

Offers Over **£285,000**





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46 Auchavan Gardens

Glenrothes

Stunning luxury 3-bed detached bungalow in private cul de sac with master en-suite, landscaped south-facing garden, garage, driveway, and high-spec finish. DG and GCH installed 2021.

Council Tax band: E

Tenure: Freehold

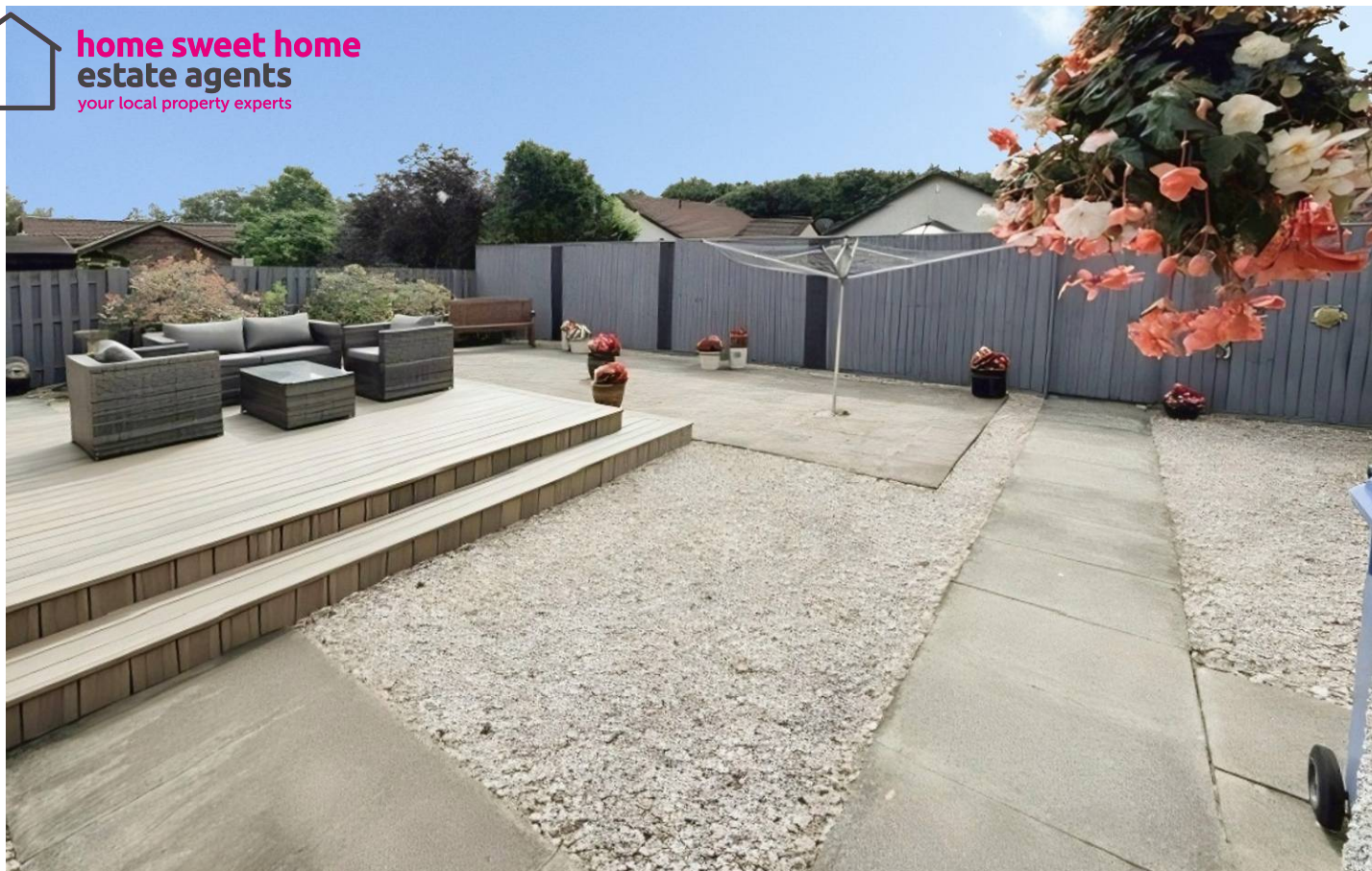
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STUNNING LUXURY DETACHED BUNGALOW
- THREE BEDROOMS MASTER EN-SUITE
- SPACIOUS LOUNGE
- MODERN DINING KITCHEN & APPLIANCES
- STUNNING 4-PCE FAMILY BATHROOM
- EXTENDED DRIVEWAY - 1.5 DETACHED GARAGE
- PRIVATE SOUTH FACING GARDEN
- DG 2021 - GCH 2021 - EPC C - HOME REPORT £290,000
- MODERNISED THOROUGHOUT TO HIGH STANDARD
- SMALL PRIVATE CUL DE SAC
- VIEWING HIGHLY RECOMMENDED



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GARDEN

DRIVEWAY

5 Parking Spaces

GARAGE

Single Garage

DRIVEWAY

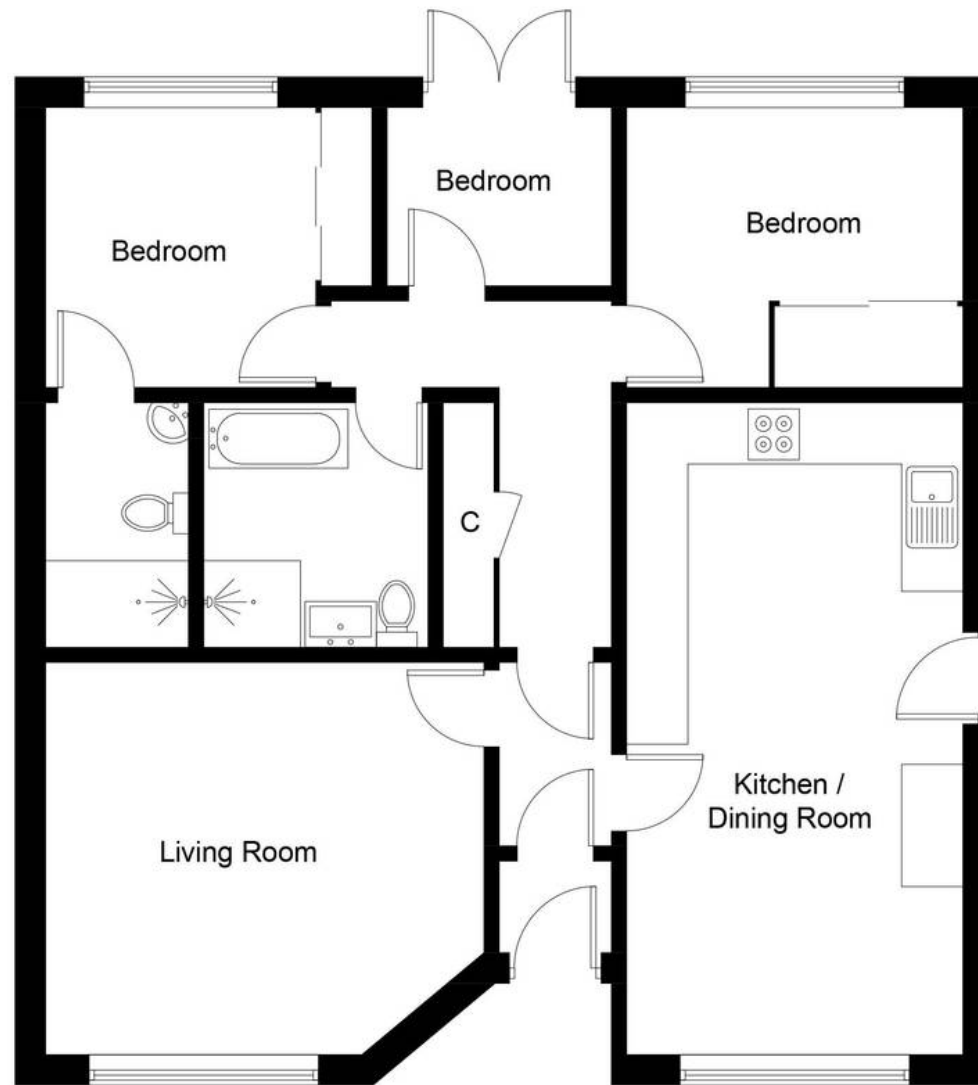
5 Parking Spaces





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	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	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323034)



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