

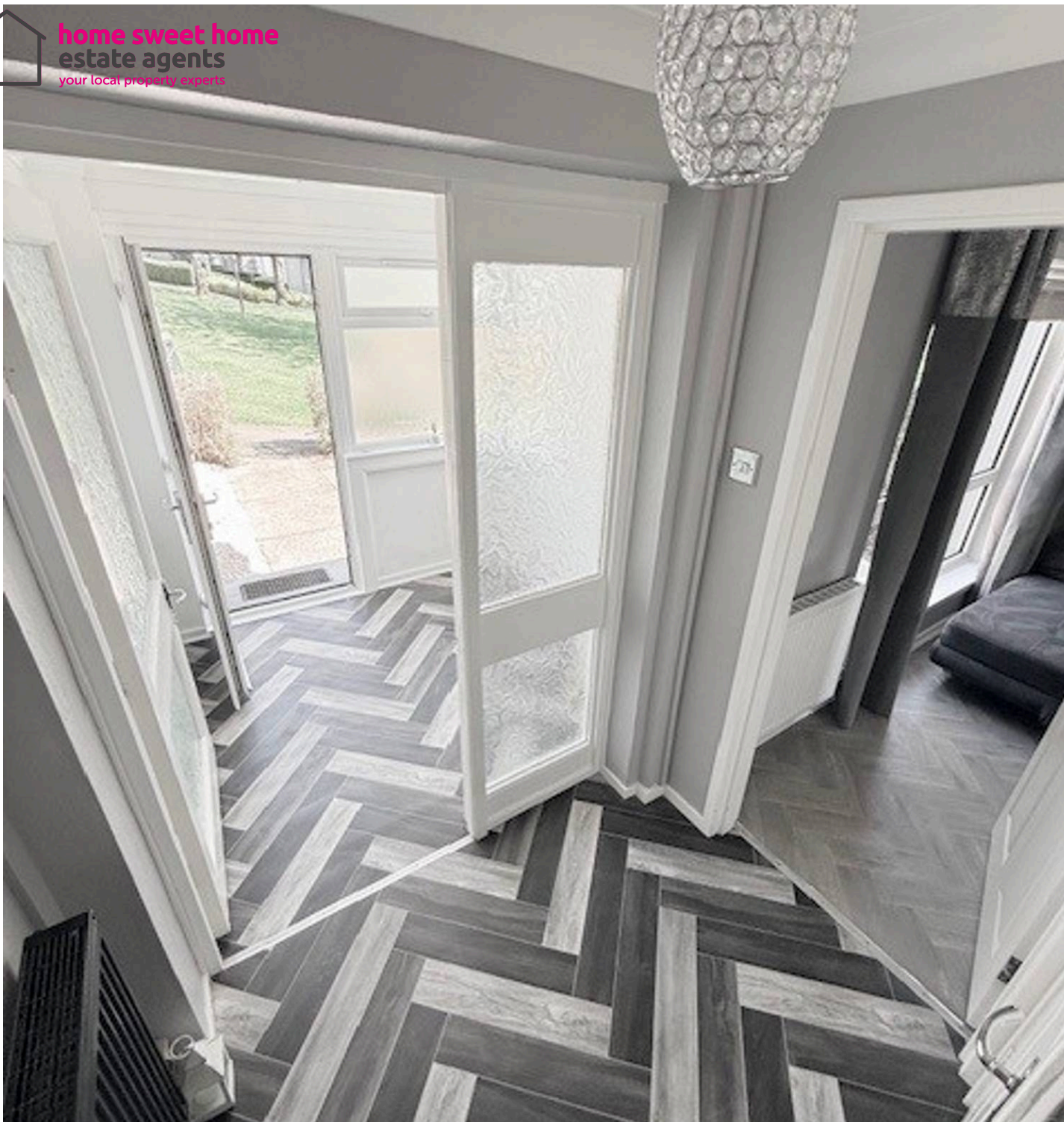


54 Ivanhoe Drive, Glenrothes - KY6 2ND

Glenrothes

Offers Over £115,000





54 Ivanhoe Drive

Glenrothes, Glenrothes

New for sale a Beautiful Modernised and Extended Mid Terraced Villa situated in small cul de sac with sunny enclosed gardens. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a move in condition home upgraded to a high standard comprising Entrance Porch - Entrance Hall - Bright Lounge - Dining Room - Modern Fitted Kitchen & Appliances - Two Spacious Double Bedrooms - Modern Bathroom with shower. Benefitting from DG- GCH (BOILER RECENTLY INSTALLED WITH 5 YEAR GAURANTEE) - EPC C - HOME REPORT £118,000. Enclosed gardens to front & rear. Viewing highly recommended. Council Tax band: B

Tenure: Freehold

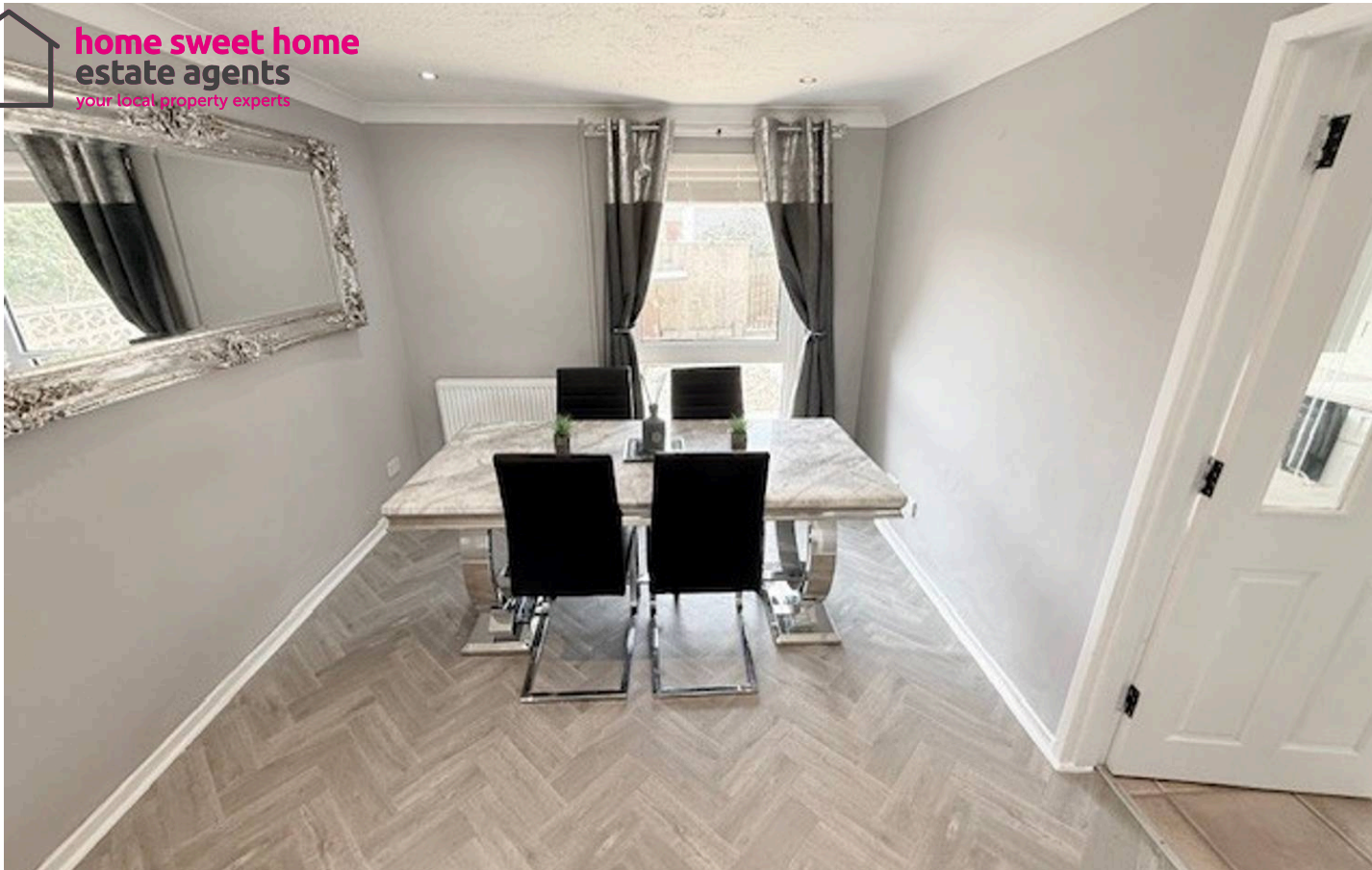
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- BEAUTIFUL EXTENDED MID TERRACED VILLA
- MODERNISED INTERNALLY & EXTERNALLY
- LOUNGE - DINING ROOM
- MODERN FITTED KITCHEN & APPLIANCES
- BATHROOM WITH SHOWER
- DG- GCH (RECENTLY INSTALLED NEW BOILER) - EPC C
- HOME REPORT £118,000
- SUPERB STARTER HOME
- VIEWING HIGHLY RECOMMENDED
- FURNITURE AVAILABLE IF REQUIRED

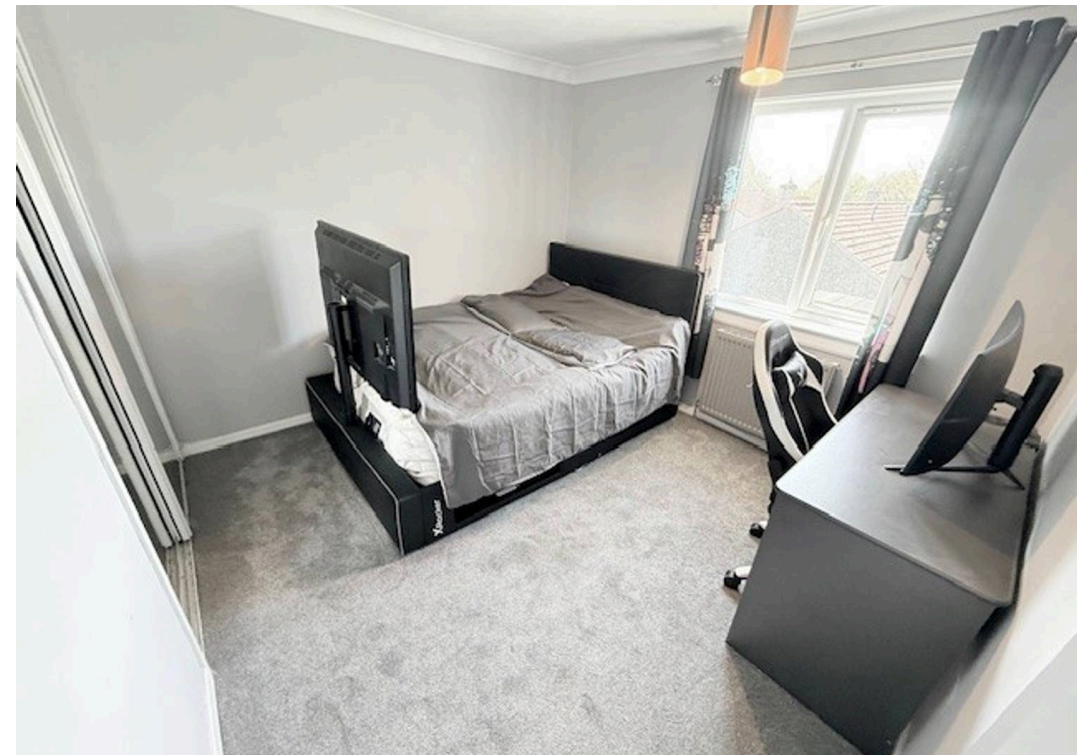


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GARDEN



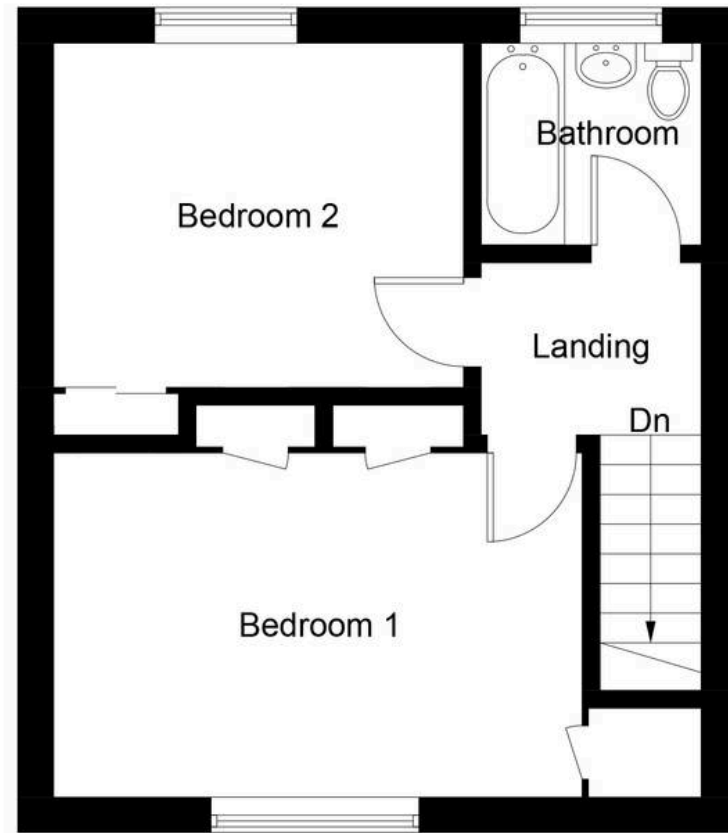


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296244)



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