

# first for homes

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Contact Allan England's Team

01592 752 944



Ardross Place, Glenrothes

**Offers over £112,995**

# Ardross Place, Glenrothes

Welcome to this 3-Bedroom End-Terraced Family Home in the Sought-After Area of Pitteuchar, Glenrothes! An ideal Purchase with Single Garage!

Allan England's award-winning team at First For Homes are delighted to present to the market this spacious 3-bedroom end-terraced villa, set within the highly desirable private residential estate of Pitteuchar, Glenrothes. Offering excellent potential, the property would benefit from some modernisation and comprises a welcoming and generously sized lounge, along with a bright kitchen/diner ideal for family living and entertaining. The upper level hosts three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for growing families or first-time buyers. Externally, the property features low-maintenance gardens to both the front and rear, along with the added benefit of a single garage — a valuable addition for storage or parking. Early viewing is highly recommended to fully appreciate the space and potential this fantastic home has to offer. Don't miss out!

EPC Rating- C  
Council Tax Band- C  
Home Report Value- £118,000

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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.





**SITUATION – Glenrothes**

**ENTRANCE PORCH**

**LOUNGE**

16'1" x 11'10" (approx) (4.92m x 3.62m (approx))

**KITCHEN/DINER**

14'9" x 8'6" (approx) (4.50m x 2.60m (approx))

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

11'9" x 8'3" (approx) (3.60m x 2.53m (approx))

**BEDROOM 2**

10'10" x 8'2" (approx) (3.31m x 2.50m (approx))

**BEDROOM 3**

8'7" x 6'2" (approx) (2.63m x 1.89m (approx))

**BATHROOM**

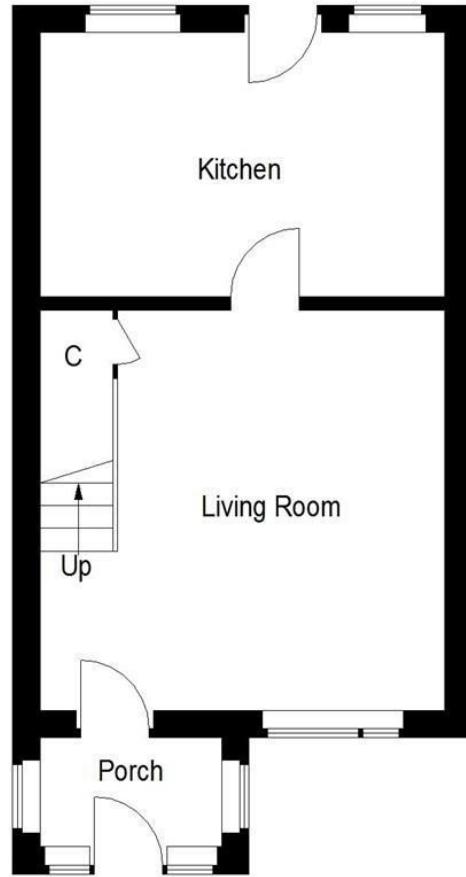
**FRONT AND REAR GARDEN GROUNDS**

**SINGLE GARAGE**

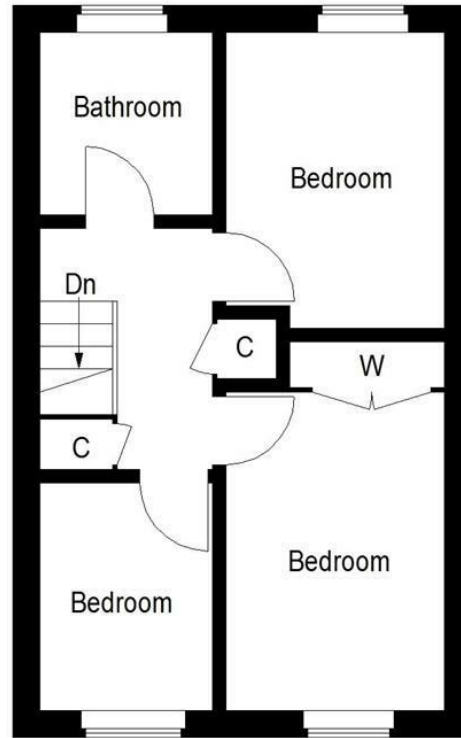
**ON STREET PARKING**

**INFORMATION**





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1292661)

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## 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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