

# first for homes

first for property in life - [firstforhomes.co.uk](https://www.firstforhomes.co.uk)

Contact Allan England's Team

01592 752 944



Alves Drive, Glenrothes

**Offers over £124,995**

# Alves Drive, Glenrothes

Immaculately Presented 3-Bedroom Mid-Terraced Villa in Sought-After Tanshall, Glenrothes

Allan England's award-winning team at First For Homes are delighted to present this beautifully upgraded 3 bedroom mid-terraced villa, located within the highly desirable area of Tanshall, Glenrothes. This fantastic home is presented in true move-in condition and has been thoughtfully improved by the current owners, including a new roof installed in 2020. The property offers generous and versatile living space throughout, comprising: entrance vestibule, bright dining room, spacious lounge, modern kitchen, and a convenient cloakroom/WC. Stairs lead to the upper level, where you will find three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from easily maintained garden grounds perfect for relaxing or entertaining. Early viewing is essential to fully appreciate the quality, space, and location this lovely home has to offer.

Home Report Value: £130,000

EPC Rating: C

Council Tax Band: B

First For Homes – First for trust... First for service... First for aftercare.

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

### W/C CLOAKS

### DINING ROOM

11'11" x 9'0" (approx) (3.64m x 2.76m (approx))

### LOUNGE

18'4" x 10'2" (approx) (5.60m x 3.12m (approx))

### KITCHEN

8'11" x 8'10" (approx) (2.72m x 2.70m (approx))

### STAIRS TO UPPER LEVEL

### BEDROOM 1

12'0" x 9'4" (approx) (3.67m x 2.86m (approx))

### BEDROOM 2

12'8" x 8'6" (approx) (3.88m x 2.61m (approx))

### BEDROOM 3

8'9" x 7'7" (approx) (2.68m x 2.33m (approx))

### FAMILY BATHROOM

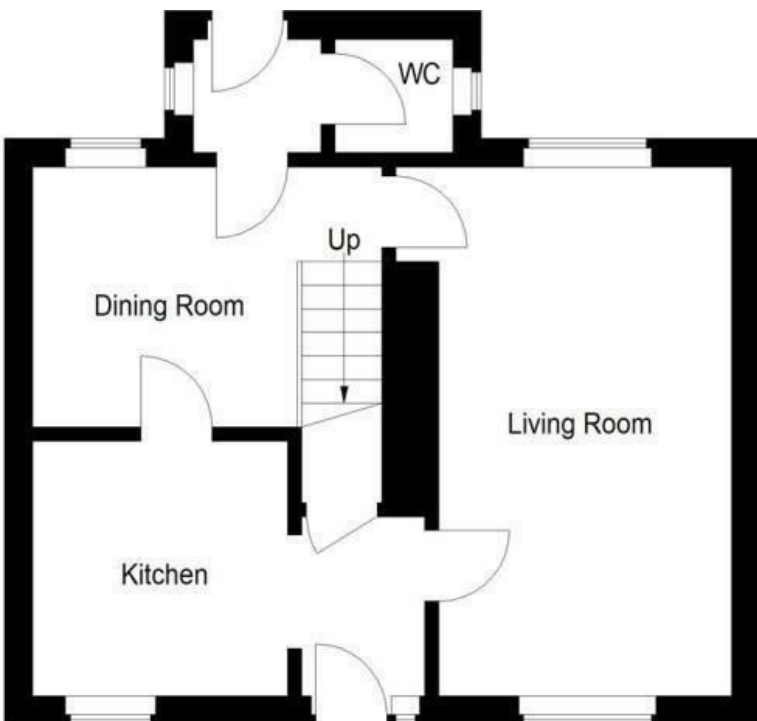
14'2" x 5'4" (approx) (4.33m x 1.63m (approx))

### PARKING BAYS

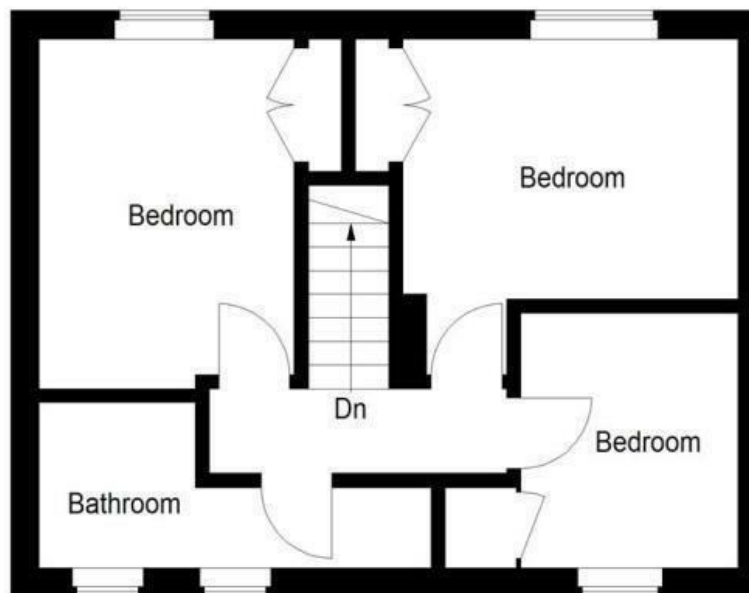
### REAR GARDEN GROUNDS

### INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2019 (ID 512396 )

## 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**

**first for homes**  
 first for property in life - firstforhomes.co.uk

Contact Allan England's Team  
**01592 752 944**

32 North Street, Glenrothes, Fife KY7 5NA  
 Fax: 01592 807947  
 sales@firstforhomes.co.uk  
 www.firstforhomes.co.uk