



## 8 Fleming Place, Glenrothes - KY7 5GH

Glenrothes

Offers Over £235,000





## 8 Fleming Place

Glenrothes, Glenrothes

New for sale a Stunning modernised & extended Semi Detached Villa situated in sought after small private cul de sac close to Riverside Park. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a perfect family home comprising Entrance Hall - Lounge - Dining Room - Extended Modern Dining Kitchen - Three Bedrooms Master En-Suite - Newly installed Family Bathroom - Sep WC. Benefitting from DG- GCH - EPC C - HOME REPORT £240,000. Externally 2 car drive leads to single garage. Generous lawned frontage, private enclosed rear garden landscaped with composite decking & tree lined aspect. Viewing highly recommended. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STUNNING EXTENDED SEMI DETACHED VILLA
- THREE BEDROOMS MASTER EN-SUITE
- LOUNGE - DINING ROOM
- EXTENDED MODERN DINING KITCHEN
- NEWLY INSTALLED FAMILY BATHROOM - SEP WC
- DRIVEWAY - SINGLE GARAGE
- GENEROUS LANDSCAPED GARDENS
- DG- GCH - EPC C - HOME REPORT £240,000
- SMALL PRIVATE CUL DE SAC
- VIEWING HIGHLY RECOMMENDED



**home sweet home**  
estate agents  
your local property experts



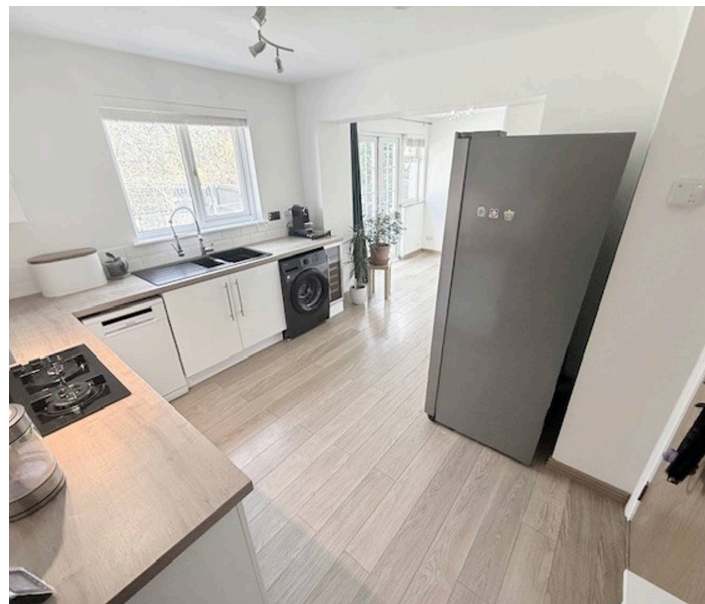
**GARDEN**

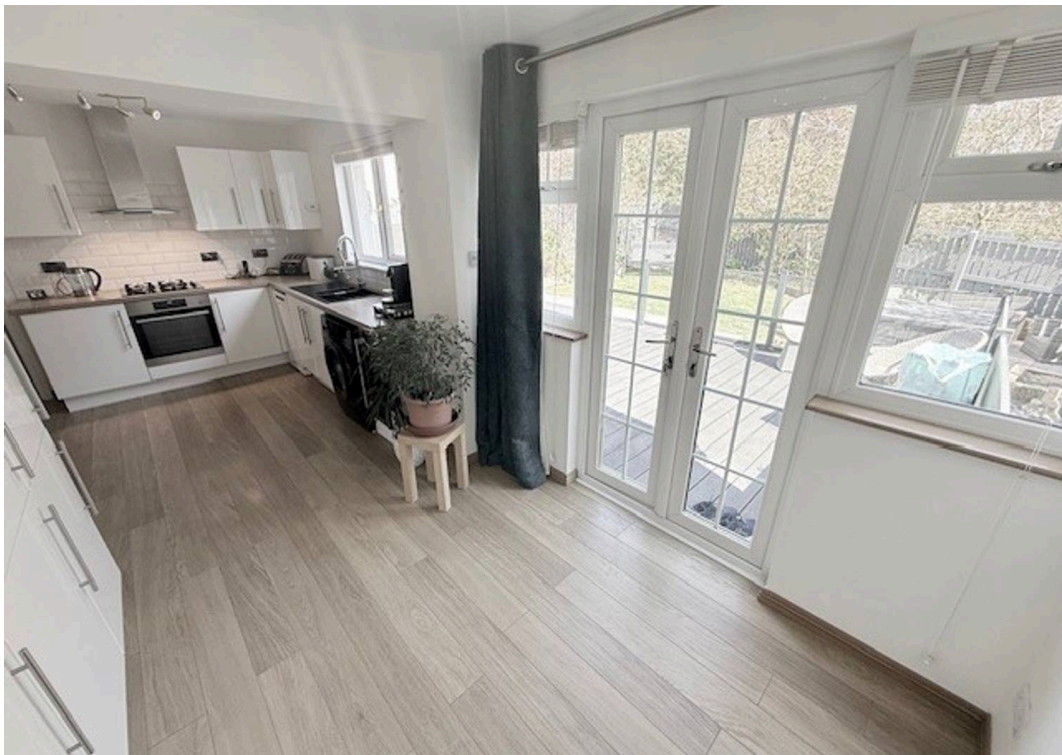
**DRIVEWAY**

2 Parking Spaces

**GARAGE**

Single Garage



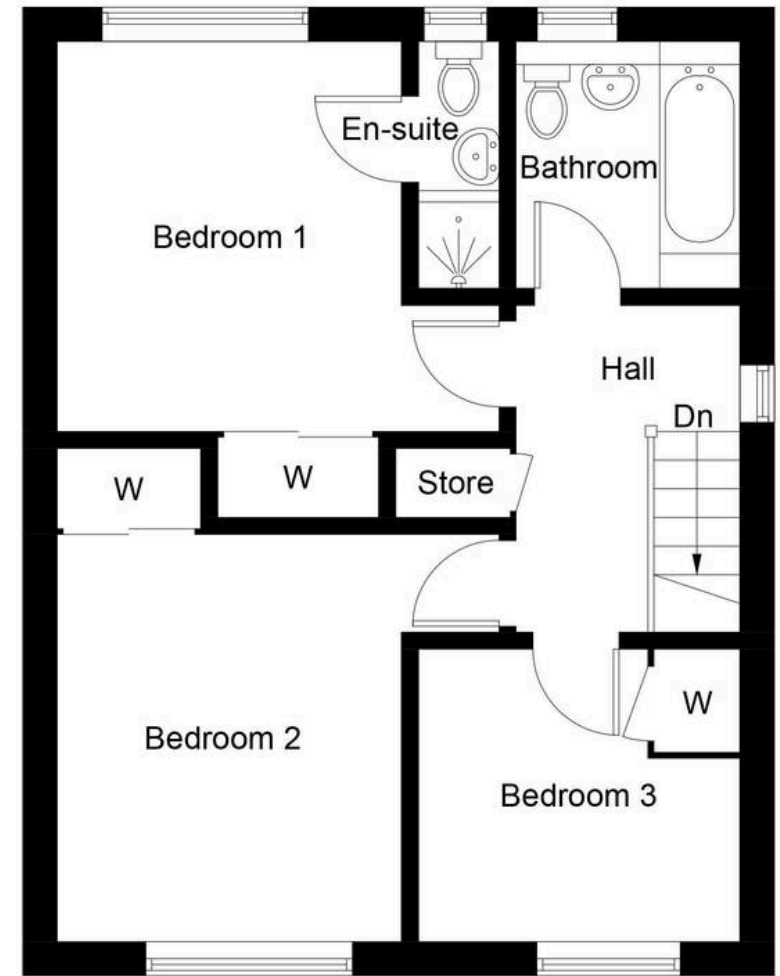


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1294378)



**home sweet home**  
**estate agents**  
 your local property experts