



12 Flax Mill Grove, Glenrothes – KY7 6ZS

Glenrothes

Offers Over **£155,000**





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12 Flax Mill Grove

Glenrothes

Modern two-bed mid-terraced villa in private cul de sac, south facing, with lounge, kitchen, two parking spaces, garden, solar panels, EPC B, NHBC warranty. Home Report £160,000. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BEAUTIFUL MODERN MID TERRACED VILLA
- TWO GENEROUS DOUBLE BEDROOMS
- LOUNGE WITH MEDIA WALL
- MODERN BREAKFASTING KITCHEN
- 2 CAR OFF STREET PARKING
- MODERN BATHROOM & SEP WC
- FRONT & PRIVATE ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- DG- GCH - EPC C - NHBC - HOME REPORT £160,000
- TREE LINED ASPECT



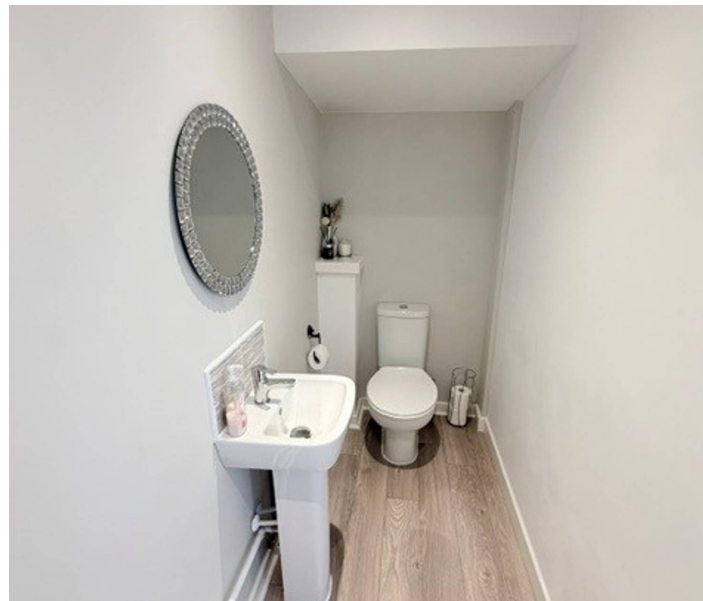
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GARDEN

ALLOCATED PARKING

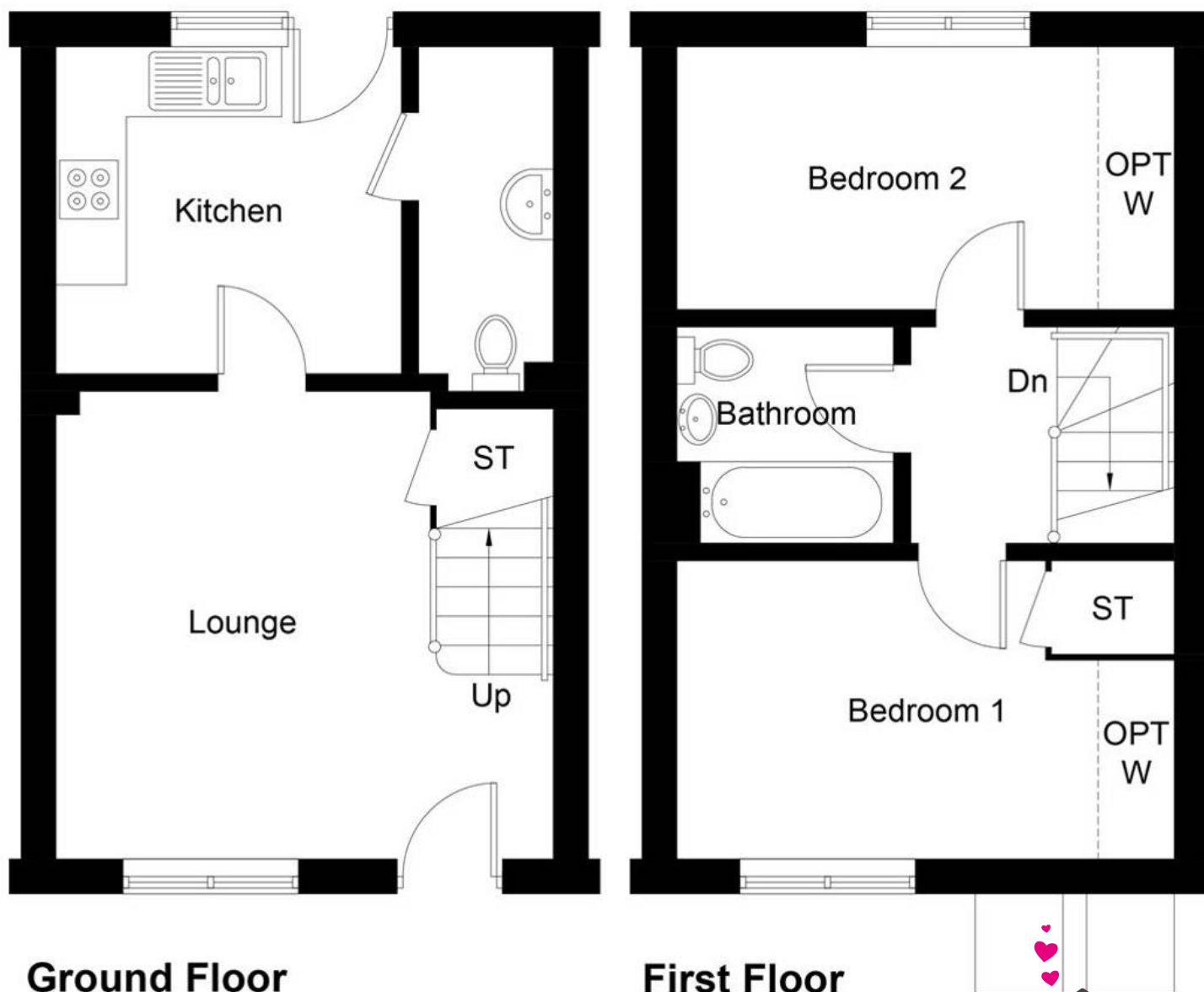
2 Parking Spaces





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

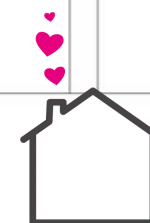
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1008799)



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