

# first for homes

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Contact Allan England's Team

01592 752 944



Auchavan Gardens, Glenrothes

**Offers over £244,995**

# Auchavan Gardens, Glenrothes

Spacious 3 Bed Detached Bungalow In A Quiet Cul-De-Sac Setting, Situated In The Sought After Area Of Finglassie, Glenrothes.

Allan England's award winning team at First For Homes are proud to welcome to the market this lovely 3 Bedroom Detached Bungalow situated on the sought after area of Finglassie, within a quiet cul-de-sac setting. This bright and spacious family home boasts large lounge, dining room, kitchen, utility room, master bedroom with en-suite, 2 further generous bedrooms and family bathroom. Externally there are lovely sunny landscaped gardens to the front and rear looking out to woodlands at the back, a 2 car driveway and single garage. Viewing is essential to fully appreciate what this beautiful family home has to offer. Call our team at First for Homes to arrange your viewing today!

EPC Rating- C  
Council Tax- E  
Home Report Value £255,000

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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.

- Bright & Spacious 3 Bed Detached Bungalow
- Sought After Finglassie Area Of Glenrothes
- Lovely Landscaped Gardens Front & Rear
- Woodlands Backdrop
- 2 Car Driveway & Single Garage
- Dining Room & Utility Room
- Quiet Cul-De-Sac-Setting
- EPC Rating - C
- Council Tax Band - E
- Home Report Value - £255,000





## SITUATION – Glenrothes

### ENTRANCE HALLWAY

### LOUNGE

14'2" x 13'10" (approx) (4.32m x 4.22m (approx))

### DINING ROOM

10'10" x 9'2" (approx) (3.31m x 2.81m (approx))

### KITCHEN

10'9" x 10'5" (approx) (3.30m x 3.20m (approx))

### UTILITY ROOM

8'7" x 4'10" (approx) (2.63m x 1.48m (approx))

### MASTER BEDROOM 1

13'3" x 10'3" (approx) (4.06m x 3.14m (approx))

### MASTER EN-SUITE

10'3" x 5'9" (approx measured at widest point) (3.14m x 1.77m (approx measured at widest point))

### BEDROOM 2

10'9" x 10'4" (approx) (3.28m x 3.15m (approx))

### BEDROOM 3

9'8" x 7'8" (approx) (2.96m x 2.36m (approx))

### FAMILY BATHROOM

10'3" x 5'11" (approx) (3.13m x 1.82m (approx))

### SINGLE GARAGE

### 2 CAR DRIVEWAY

### FRONT & REAR GARDENS

### INFORMATION





**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065785)

## 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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