

# first for homes

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Contact Allan England's Team

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Cameron Crescent, Glenrothes  
**Offers over £115,000**

# Cameron Crescent, Glenrothes

Beautifully Presented 2-Bed End-Terraced Villa With Single Garage And Driveway In Sought After Area Of South Parks, Glenrothes!

Allan England's Team at first for homes are proud to present to the market this bright and spacious 2-Bedroom End Terraced Villa situated within the highly desirable area of South Parks, Glenrothes. Set within close proximity to both South Parks Primary School and Glenrothes High School it is an ideal location. This family home offers bright and spacious living accommodation comprising: spacious lounge/diner, kitchen, 2 bedrooms and family shower room. A brand new combi boiler was fitted in Feb 2023. Externally, there is a single garage, driveway to the front and side and garden grounds to the front and rear. Viewing is essential to fully appreciate all this fantastic home has to offer.

Home Report Value - £120,000

EPC Rating - C

Council Tax Band - B

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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.

- Beautifully Presented 2 Bed End Terraced Villa!
- In A Sought After Area of South Parks, Glenrothes!
- Single Garage & Driveway
- Front and Rear Garden Grounds!
- Brand New Combi Boiler Feb 2023
- Home Report Value £120,000
- EPC Rating C
- Council Tax Band B
- Early Viewing Recommended
- Similar Properties Required





## **SITUATION – Glenrothes**

### **ENTRANCE HALLWAY**

### **LOUNGE/DINER**

19'5" x 9'9" (approx) (5.94 x 2.98m (approx))

**KITCHEN** 7'8" x 9'7" (approx) (2.36 x 2.94m (approx))

### **STAIRS TO UPPER LEVEL**

### **BEDROOM 1**

14'8" x 8'9" (approx) (4.48 x 2.68m (approx))

### **BEDROOM 2**

11'6" x 10'4" (approx) (3.51 x 3.17m (approx))

### **SHOWER ROOM**

6'3" x 5'7" (approx) (1.93 x 1.71m (approx))

### **SINGLE GARAGE**

### **DRIVEWAY TO FRONT AND SIDE**

### **FRONT AND REAR GARDEN GROUNDS**

### **INFORMATION**

## 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

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**first for trust**



**first for service**



**first for aftercare**