

# first for homes

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**01592 752 944**



Falcon Path, Glenrothes

**Offers over £119,995**

# Falcon Path, Glenrothes

Welcome To Falcon Path, A Beautifully Upgraded 2 Bedroom End Terraced Villa Within Sought-After Central Location Close To Auchmuty High School!

Allan England's multi-award winning team at first for homes welcome to the market this 2 Bedroom End Terraced Villa situated within the highly sought-after area of Dovecot, Glenrothes. The property boasts bright spacious living accommodation internally with entrance hallway with stunning glass balustrade stair case, beautiful internal doors installed, spacious lounge/diner with large window to front and double patio doors leading to rear garden, well proportioned newly installed modern kitchen with integrated appliances. Upper level offers a new buyer 2 generous double bedrooms with built in cupboards and modern newly fitted family bathroom. This spacious family home offers front and rear gardens and ample street parking. New heating system installed in 2021. Newly fitted double glazed windows in 2021. Walking distance to town centre, bus station and Auchmuty high school. Don't miss out, book your viewing today. Stunning home ready now!

EPC Rating- D  
Council Tax Band- A  
Home Report Value- £125,000

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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.





**SITUATION – Glenrothes**

**ENTRANCE HALLWAY**

**LOUNGE**

19'5" x 9'9" (approx) (5.92m x 2.98m (approx))

**KITCHEN**

9'6" x 7'10" (approx) (2.90m x 2.41m (approx))

**GLASS STAIRCASE TO UPPER LEVEL**

**BEDROOM 1**

14'11" x 8'8" (approx) (4.55m x 2.65m (approx))

**BEDROOM 2**

11'6" x 10'5" (approx) (3.52m x 3.20m (approx))

**FAMILY BATHROOM**

**FRONT & REAR GARDENS**

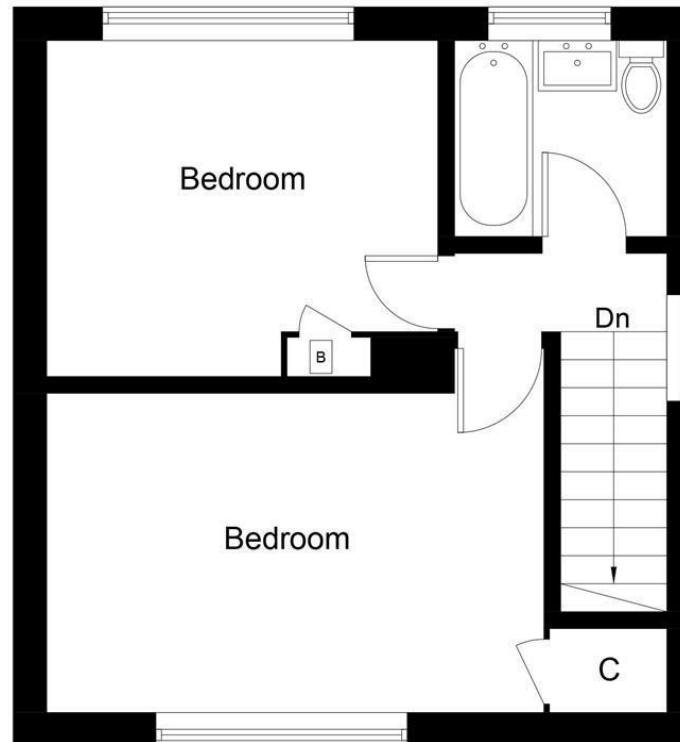
**STREET PARKING**

**INFORMATION**

Approximate Gross Internal Area = 67.1 sq m / 722 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1169215)

## 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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