

# first for homes

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Contact Allan England's Team

01592 752 944



Bilsland Road, Glenrothes

**Offers over £107,995**



# Bilsland Road, Glenrothes

Spacious Extended 3-Bed Terraced Villa In Need Of Modernisation with Driveway

Allan England's award winning team at first for homes welcome to the market this spacious extended 3-bedroom Terraced Villa situated within the desirable area of Rimbilton, Glenrothes. The property has only had one owner since new ready for a new family to love. The property forms a great investment opportunity as is in need of modernisation. The accommodation comprises: entrance hall, lounge, kitchen, dining room, utility, 3 bedrooms, family showerroom. Externally boasting a south facing rear garden, and driveway to the front. Newly fitted Central Heating System in 2019 (Glowworm Flexicom). Early viewing is highly recommended to ensure you don't miss out! Walking distance to local amenities.

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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 ~~M. Extended 3 Bedroom Mid Terrace Villa~~

- In Need of Renovation
- Ideal Spacious Family Home
- 3 Bedrooms
- Driveway
- South Facing Rear Garden
- Viewing Highly Recommended
- EPC Rating D
- Council Tax B
- Home Report Value £112,000







## SITUATION – Glenrothes

### ENTRANCE VESTIBULE

**LOUNGE** 19'4" x 11'8" approx (5.90m x 3.58m approx)

**KITCHEN** 13'3" x 7'4" approx (4.04m x 2.24m approx)

**DINING ROOM** 9'11" x 8'5" approx (3.04m x 2.57m approx)

**UTILITY ROOM** 6'3" x 5'4" approx (1.93m x 1.64m approx)

### STAIRS TO UPPER LEVEL

**BEDROOM 1** 15'2" x 8'4" approx (4.64m x 2.55m approx)

**BEDROOM 2** 10'7" x 10'7" approx (3.24m x 3.24m approx)

**BEDROOM 3** 15'2" x 8'4" approx (4.64m x 2.55m approx)

**SHOWER ROOM** 7'4" x 6'1" approx (2.24m x 1.87m approx)

### DRIVEWAY

### SIDE CLOSE

### SOUTH FACING REAR GARDEN

### COUNCIL TAX BANDING B

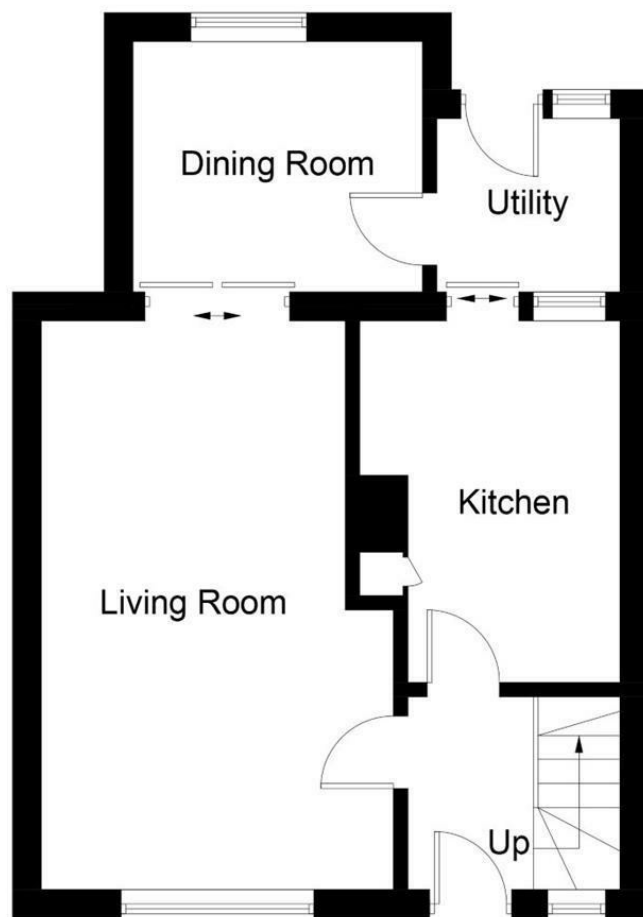
### INFORMATION



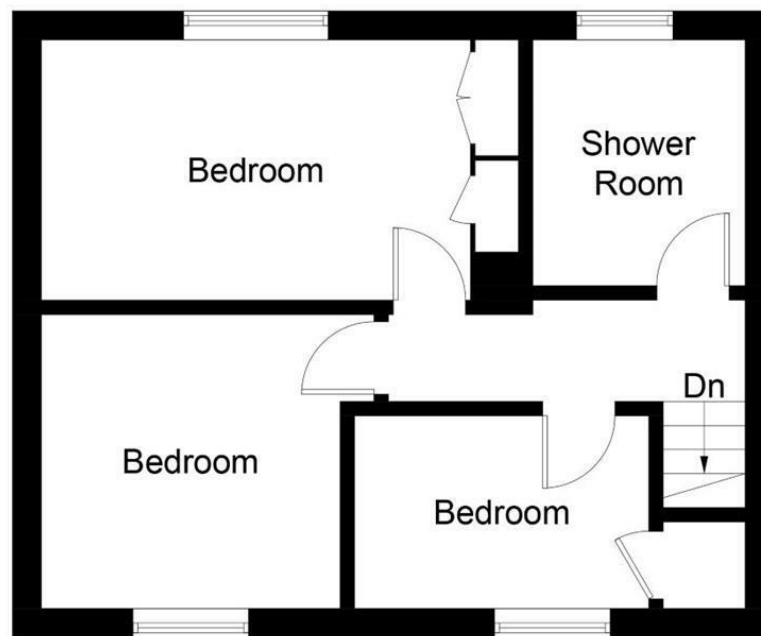
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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID863634)

## 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?

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**first for service**



**first for aftercare**

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