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Contact Allan England's Team

01592 752 944



Marmion Drive, Glenrothes  
**Offers over £82,995**

# Marmion Drive, Glenrothes

Welcome To Marmion Drive, A Perfect First Time Home- 2 Bed Mid Terraced Villa Situated In A Sought After Area Of Caskieberran, Glenrothes! In Need Of Updating!

Allan England's multi-award-winning team at First For Homes are proud to present to the market this excellent 2-bedroom Mid Terraced Villa! The property is situated within the sought-after area of Caskieberran, Glenrothes. Boasting bright and spacious living accommodation throughout in need of some updating, comprises; entrance hallway, open plan lounge/diner with space for dining furniture, ample family kitchen with space for all appliances and storage cupboard housing Worcester boiler. Stairs to upper level leading to 2 double bedrooms with built in storage and family shower room. Externally, there are well kept garden grounds to the front and rear with hedge surround, patio and lawn areas. Plenty of street parking to the rear. Early viewing is essential to fully appreciate all this excellent potential home has to offer!

Home Report Value - £88,000

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.





**SITUATION – Glenrothes**

**ENTRANCE HALLWAY**

**OPEN PLAN LOUNGE/DINER**

21'4" x 11'6" (approx) (6.52m x 3.53m (approx))

**KITCHEN**

10'2" x 7'10" (approx) (3.10m x 2.40m (approx))

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

14'6" x 9'4" (approx) (4.43m x 2.85m (approx))

**BEDROOM 2**

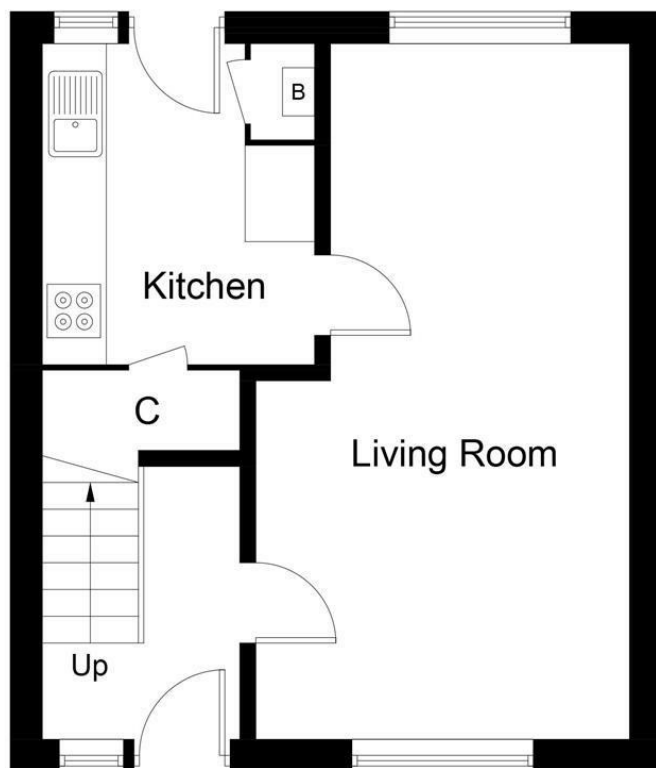
11'3" x 9'6" (approx) (3.45m x 2.91m (approx))

**SHOWER ROOM**

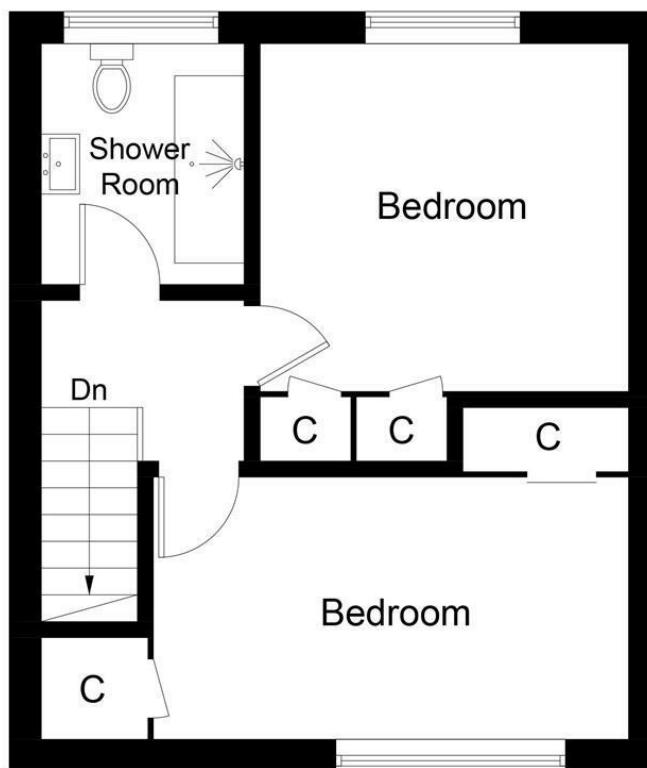
**FRONT & REAR GARDENS**

**STREET PARKING AT REAR**

**INFORMATION**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1164621)

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## 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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