



Julian Court, Glenrothes

**Offers over £107,995**

# Julian Court, Glenrothes

Bright & Spacious Extended 3 Bedroom Terraced Villa Situated in the Popular Area of Cadham, Glenrothes.

Allan England's Award-Winning Team at first for homes are proud to welcome to the market this Bright & Spacious Extended 3 Bed Terraced Family Villa situated within the popular area of Cadham, Glenrothes. This lovely home offers versatile living accommodation and comprises on the ground floor: entrance hall, bedroom 2, generous open plan kitchen/diner with built in cupboard and space for all appliances, convenient utility area extension, bedroom 3 and shower room downstairs. Stairs to upper level provide a welcoming lounge and bedroom 1 with fitted wardrobes, completed with a family bathroom. Externally there is a front and rear garden and ample street parking available. Viewing is essential to fully appreciate all this home has to offer. Don't miss out!

Home Report Value-£112,000

EPC Rating-C

Council Tax Band-B

Call first for homes - First for trust... first for service... first for aftercare.

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

### BEDROOM 2 DOWNSTAIRS

11'10" x 10'1" (approx at widest point) (3.62m x 3.08m (approx at widest point))

### KITCHEN/DINER

16'4" x 11'10" (approx) (5.00m x 3.61m (approx))

### UTILITY ROOM EXTENSION

### BEDROOM 3 DOWNSTAIRS

8'7" x 7'6" (approx) (2.62m x 2.31m (approx))

### SHOWER ROOM DOWNSTAIRS

### STAIRS TO UPPER LEVEL

### LOUNGE

14'2" x 11'10" (approx) (4.33m x 3.61m (approx))

### BEDROOM 1

11'11" x 9'4" (approx) (3.64m x 2.86m (approx))

### FAMILY BATHROOM

8'8" x 5'8" (approx) (2.65m x 1.73m (approx))

### FRONT & REAR GARDENS

### STREET PARKING

### 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.



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267714)

## 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**