

# first for homes

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Contact Allan England's Team

01592 752 944



Formonthills Court, Glenrothes  
**Offers over £169,995**



# Formonthills Court, Glenrothes

Welcome To Your Next Home! A Beautifully Upgraded 2-Bedroom Semi-Detached Villa With Driveway. Situated Within The Highly Sought After Area Of Formonthills, North Glenrothes!

Allan England's Award-Winning Team at First For Homes are proud to welcome to the market this beautifully presented 2-bedroom semi-detached villa situated in a quiet cul-de-sac setting of the sought-after area of Formonthills, Glenrothes. This stunning family home boasts bright and spacious living accommodation throughout. The property comprises on the ground floor level of: entrance hallway, beautiful spacious family lounge and lovely open plan kitchen/diner. The upper level takes you to 2 double bedrooms with built-in double wardrobes and family bathroom. The property has benefited from upgrades which include a new boiler in 2021 and new windows and doors in 2023, this also included the addition of beautiful french doors leading to the private landscaped rear garden grounds. Externally there is also a 3-4 car driveway. Viewing is essential to fully appreciate all this beautiful home has to offer. Don't miss out!

EPC Rating - C  
Council Tax Band - D  
Home Report Value - £178,000

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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** 14'0" x 13'1" (approx) (4.29 x 4.00m (approx))

**KITCHEN/DINER**

17'7" x 8'1" (approx) (5.36 x 2.48m (approx))

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

14'2" x 9'7" (approx) (4.34 x 2.94m (approx))

**BEDROOM 2**

10'11" x 9'5" (approx) (3.33 x 2.89m (approx))

**FAMILY BATHROOM**

6'3" x 6'1" (approx) (1.92 x 1.86m (approx))

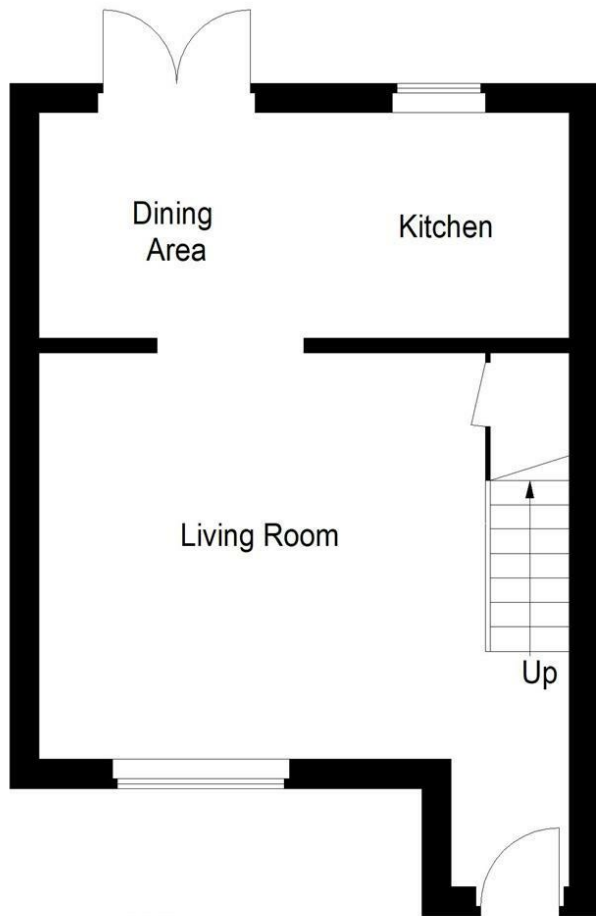
**2 CAR DRIVEWAY**

**PRIVATE REAR GARDEN GROUNDS**

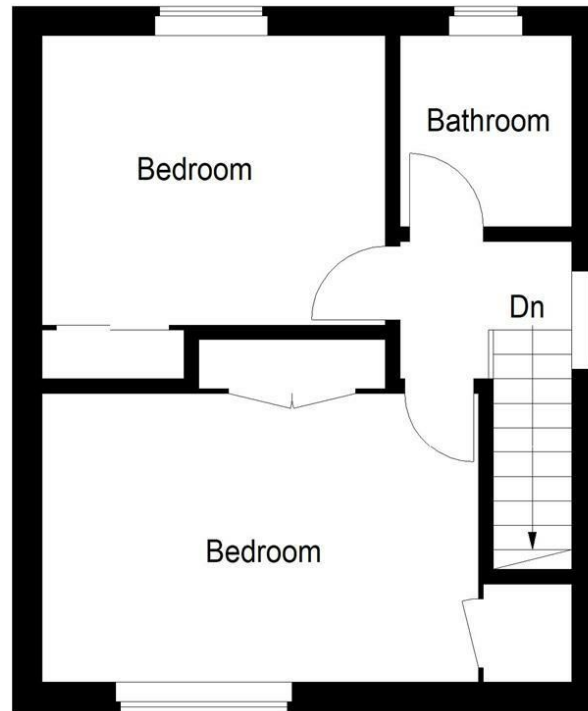
**INFORMATION**







**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1141981)

## 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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