

# first for homes

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Contact Allan England's Team

01592 752 944



Liberton Drive, Glenrothes  
**Offers over £204,000**



# Liberton Drive, Glenrothes

Fantastic extended 3 bedroom detached chalet style villa boasting a single garage, driveway and conservatory extension with a picturesque woodland outlook to the rear. Situated in the desirable area of Whinnyknowe, Glenrothes.

Allan England's Award Winning team at First For Homes are delighted to welcome to the market this versatile family home. The ground floor comprises of: entrance hallway, spacious open plan lounge/diner leading to the conservatory extension, well-appointed kitchen with space for table and chairs and access to the front/side garden grounds. The ground floor is completed with a downstairs bedroom and shower room. The upper level to this fantastic home provides 2 generous bedrooms both providing ample storage and a wc.

Externally this home benefits from a single garage and 1 car driveway (room to extend to front and side subject to planning) along with generous front garden grounds providing lawn and patio area. The rear garden grounds offers ample space with chipped and paved areas and an enchanting woodland outlook. Early viewing is advised to ensure you don't miss out!

Home Report Value - £210,000

EPC Rating - C

Council Tax Band - E

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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**

27'3" x 17'7" approx (8.32m x 5.38m approx)

**CONSERVATORY**

12'2" x 10'9" approx (3.71m x 3.28m approx)

**KITCHEN** 13'6" x 8'10" approx (4.13m x 2.70m approx)

**BEDROOM 3 (DOWNSTAIRS)**

**SHOWER ROOM (DOWNSTAIRS)**

8'9" x 6'5" approx (2.68m x 1.96m approx)

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

13'1" x 11'2" approx (4.00m x 3.42m approx)

**BEDROOM 2**

13'1" x 12'5" approx (4.00m x 3.81m approx)

**WC**

**SINGLE GARAGE**

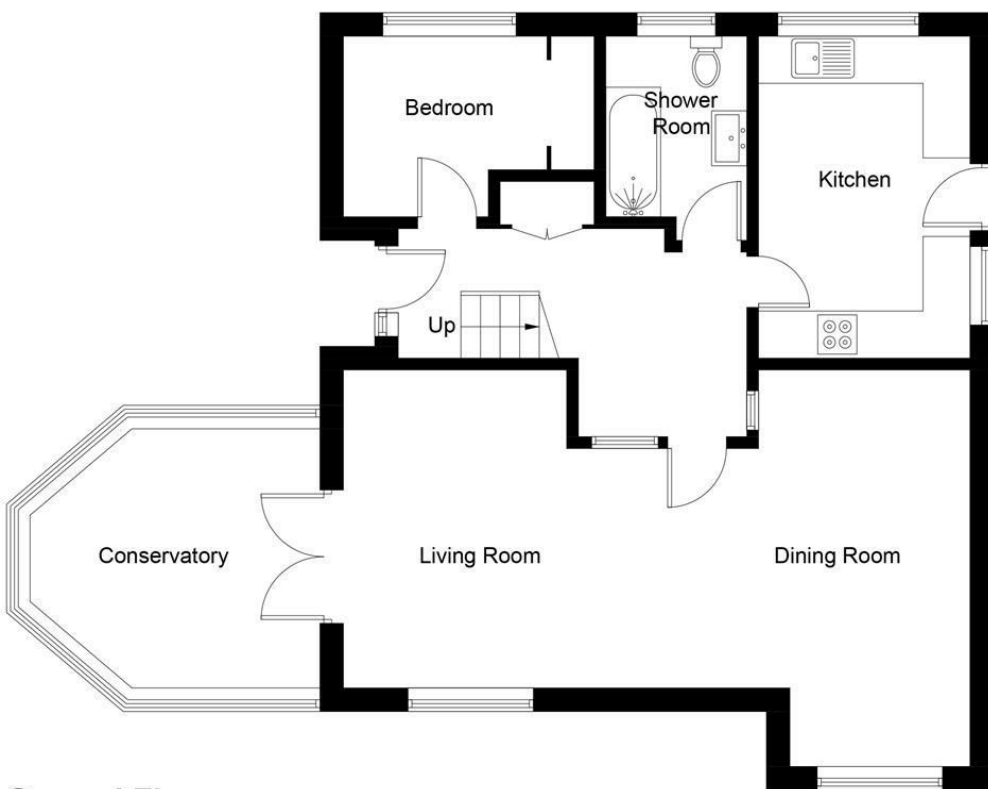
**1 CAR DRIVEWAY**

**FRONT AND REAR GARDEN GROUNDS**

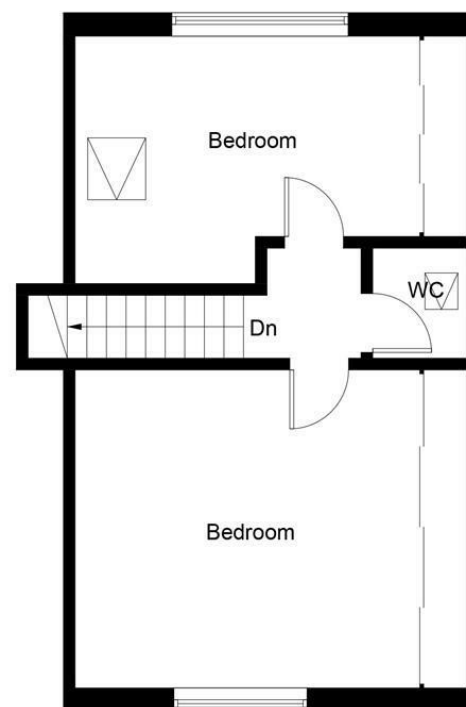
**INFORMATION**







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1159641)

## 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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