



**Willow Crescent, Glenrothes**  
**Offers over £167,995**

# Willow Crescent, Glenrothes

Welcome to Willow Crescent a Spacious 3-Bed Semi-Detached Villa With Driveway & Detached Garage In The Sought After Area Of South Parks, Glenrothes!

Allan England's award winning team at first for homes are proud to welcome to the market this spacious 3-Bed Semi-Detached Villa situated within South Parks, central Glenrothes. The property comprises entrance hall, bright and spacious lounge with feature wall, modern kitchen, dining room, downstairs shower room, stairs to upper level leading to 3 bedroom and family bathroom. Externally, there are generous front and rear garden grounds, large driveway and detached garage. Situated only 200 yards from South Parks Primary School, an ideal location for families. Early viewing is highly recommended to ensure you don't miss out!

HOME REPORT VALUE - £175,000

EPC RATING - C

COUNCIL TAX BAND - D

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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 VESTIBULE**

**ENTRANCE HALLWAY**

**LOUNGE**

19'4" x 10'5" (approx) (5.91m x 3.20m (approx))

**KITCHEN**

11'7" x 8'7" (approx) (3.54m x 2.64m (approx))

**DOWNSTAIRS SHOWER ROOM**

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

16'1" x 8'9" (approx) (4.92m x 2.67m (approx))

**BEDROOM 2**

10'5" x 9'6" (approx) (3.18m x 2.91m (approx))

**BEDROOM 3**

9'2" x 7'5" (approx) (2.81m x 2.27m (approx))

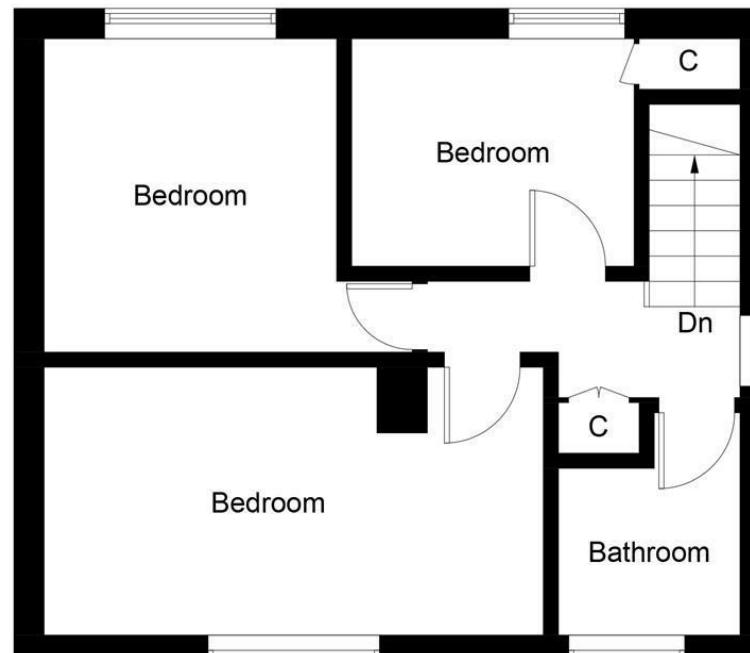
**SINGLE GARAGE**

19'11" x 9'6" (approx) (6.08m x 2.91m (approx))

**4 CAR DRIVEWAY**

**FRONT & REAR GARDENS**

**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.

## FREE Valuation

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