



Cowal Crescent, Glenrothes  
**Offers over £114,995**

# Cowal Crescent, Glenrothes

**SOLD AS SEEN!**

Excellent Potential 3-Bedroom Semi-Detached Villa With Driveway & Garage, Situated In Sought After Balgeddie Area of Glenrothes! In Need of Full Renovation, Sold As Seen, A Fantastic Summer Project Awaits!

Allan England's award-winning team at first for homes are proud to welcome to the market this 3-Bedroom Semi-Detached Villa situated within the highly desirable area of Balgeddie in the North of Glenrothes. The property offers excellent potential living accommodation comprising: entrance hall, lounge, kitchen/diner, stairs to upper level, 3 bedrooms and family bathroom. Externally there are gardens to the front and rear and a driveway providing off-street parking to the front and side leading to single garage. Sold as seen, this excellent Summer project is in need of a full renovation and would make an ideal first home or investment. Early viewing advisable as this type of property is in high demand!

EPC Rating- F  
Council Tax Band- D  
Home Report- £120,000

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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

15'11" x 10'0" (approx) (4.86m x 3.07m (approx))

### KITCHEN/DINER

15'11" x 10'7" (approx) (4.87m x 3.23m (approx))

### STAIRS TO UPPER LEVEL

### BEDROOM 1

10'4" x 9'4" (approx) (3.16m x 2.85m (approx))

### BEDROOM 2

13'3" x 9'4" (approx) (4.04m x 2.85m (approx))

### BEDROOM 3

10'5" x 7'10" (approx at widest point) (3.20m x 2.41m (approx at widest point))

### FAMILY BATHROOM

7'3" x 6'3" (approx) (2.21m x 1.93m (approx))

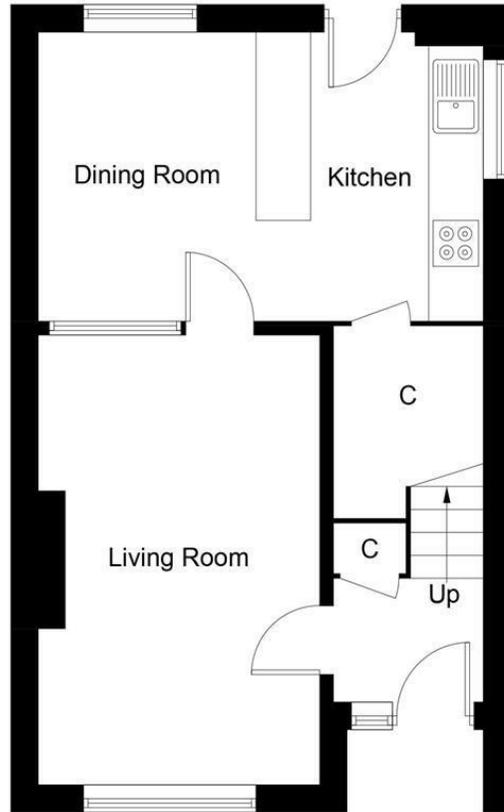
### SINGLE GARAGE

### DRIVEWAY TO FRONT & SIDE

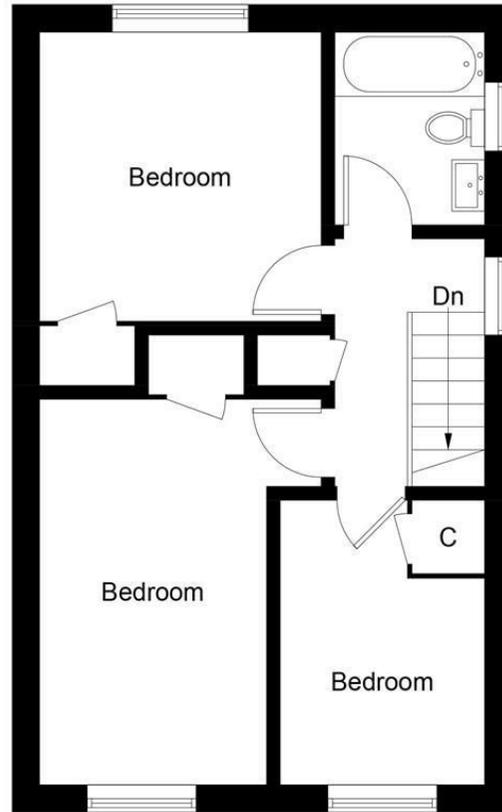
### FRONT & REAR GARDENS

### INFORMATION





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1284584)

## 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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