



**Woodlea Grove, Glenrothes**  
**Offers over £139,995**

# Woodlea Grove, Glenrothes

Beautifully Presented 2 Bed Terraced Villa with Parking. Nestled in a Private Development In Desirable Area of Glenrothes!

Allan England's team at first for homes are proud to welcome to the market this beautifully presented 2-Bed Terraced Villa situated within the desirable area of Woodside, Glenrothes. Nestled in a Private Residential Estate. The property offers entrance hall, beautiful family lounge with patio doors leading to rear garden, modern kitchen, cloaks/WC space for utility, 2 generous bedrooms, a modern recently fitted family bathroom with overhead shower. Externally, there is a 1/2-car driveway and gardens to the front and rear. Walking distance to local amenities. Ideal location. Viewing is essential to ensure you don't miss out!

HOME REPORT VALUE - £145,000

EPC RATING - C

COUNCIL TAX BAND - C

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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.

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements 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.





## SITUATION – Glenrothes

### HALLWAY

**LOUNGE** 14'9" x 13'1" approx (4.50m x 4.01m approx)

**KITCHEN** 8'3" x 6'5" approx (2.53m x 1.98m approx)

### CLOAK/WC

### UPPER LEVEL

#### BEDROOM 1

13'2" x 8'4" approx (4.02m x 2.55m approx)

#### BEDROOM 2

11'0" x 7'9" approx (3.37m x 2.38m approx)

### FAMILY BATHROOM

6'4" x 6'4" approx (1.95m x 1.95m approx)

### DRIVEWAY APPROX 1/2 CARS

### GARDEN GROUNDS

### INFORMATION



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## FREE Valuation

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