

# first for homes

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Contact Allan England's Team  
**01592 752 944**



Lennox Court, Glenrothes

**Offers over £174,995**

# Lennox Court, Glenrothes

Beautifully Presented 3-Bedroom Semi Detached Villa with Driveway, Located in the Sought After of Balgeddie, Glenrothes

Allan England's team at First For Homes welcome to the market this beautifully presented 3 Bedroom Semi-Detached Villa situated within a cul-de-sac setting within the desirable of Balgeddie. The property has been tastefully decorated throughout and comprises on the ground floor level: entrance hall, spacious lounge providing access to dining room, modern kitchen. The upper level offers 3 Bedrooms (2 double, 1 single), modern family bathroom with overhead shower. Externally there are small garden grounds to the front and generous south facing rear garden. Driveway to the side of the property for approx 1/2 cars. Early viewing is highly recommended to ensure you don't miss out!

EPC - C

COUNCIL TAX - D

HOME REPORT - £180,000

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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** 15'7" x 10'2" approx (4.77m x 3.12m approx)

### DINING ROOM

10'9" x 8'0" approx (3.30m x 2.45m approx)

**KITCHEN** 10'9" x 7'5" approx (3.30m x 2.27m approx)

### UPPER LEVEL

#### BEDROOM 1

12'10" x 9'8" approx (3.93m x 2.95m approx)

#### BEDROOM 2

13'7" x 7'8" approx (4.16m x 2.35m approx)

#### BEDROOM 3 (AT WIDEST POINTS)

10'6" x 7'11" approx (3.21m x 2.43m approx)

### FAMILY BATHROOM

7'1" x 5'11" approx (2.16m x 1.81m approx)

### DRIVEWAY TO SIDE APPROX 2 CARS

### GARDEN GROUNDS

### INFORMATION



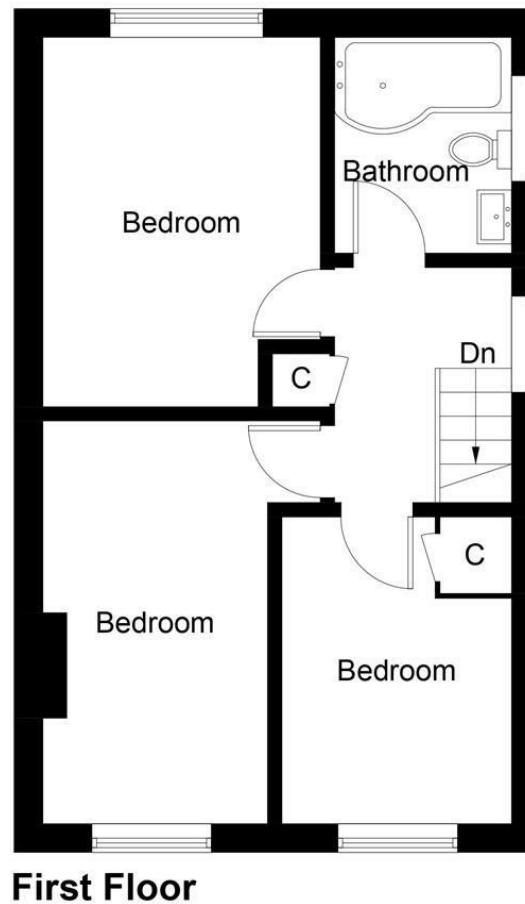
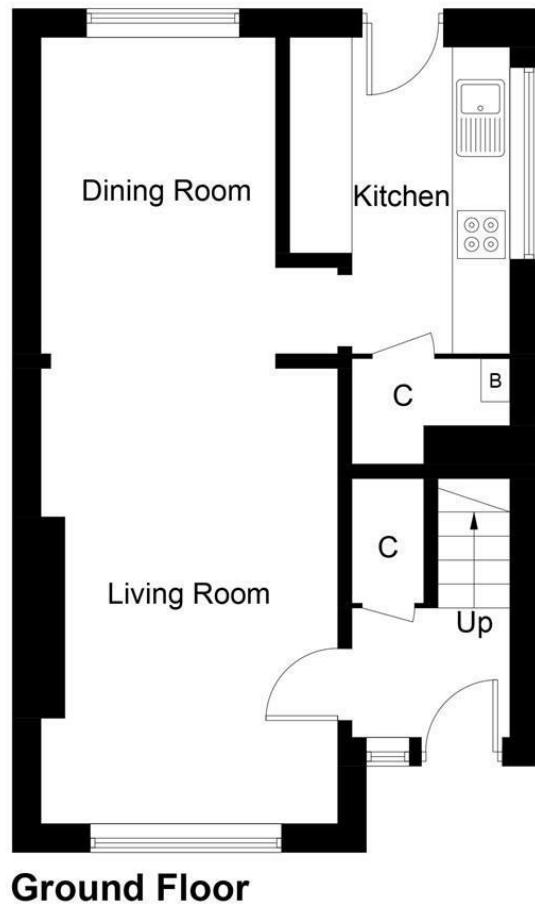


Illustration for identification purposes only, measurements are approximate,  
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## Information

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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