



247 COLLISTON AVENUE GLENROTHES, KY7 4PP

£695 PER MONTH

New TO LET a modernised End Terraced Villa with large South Facing Garden & Garage included in sale. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer TO LET this ideal starter home comprising: Entrance Hall - Lounge Diner - Modern Fitted Kitchen - Two Generous Double Bedrooms - Modern Bathroom/ WC. Externally large south facing enclosed garden, non-designated parking bays & Garage included in LET. Benefitting from DG- GCH - EPC C. LRN 123818/250/30250 LARN2103004. View now!



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your local property experts

247 COLLISTON AVENUE

• MODERNISED END TERRACED VILLA WITH GARAGE • TWO SPACIOUS DOUBLE BEDROOMS • LOUNGE/ DINER • MODERN FITTED KITCHEN • MODERN BATHROOM/WC • DG- GCH - EPC C • LRN 123818/250/30250 LARN210300 • LARGE SOUTH FACING GARDEN • SOUGHT AFTER CUL DE SAC • IDEAL STARTER HOME



FULL DESCRIPTION

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GLENROTHES

Glenrothes is one the most successful New Towns created in Scotland with many New technology business based there. Situated adjacent to the A92 Road Network for commuting to Dundee - Perth - Aberdeen - Edinburgh - Glasgow. Train Links Provided @ Markinch Mainline Station & Thornton. Variety of primary Schooling & Secondary Schooling facilities are provided. Local Shopping provided in the Kingdom Centre & various retail outlets. Amenities include 18 Hole Golf Course at Glenrothes Golf Course & Balbirnie Golf Club. Michael Woods Sports Centre provides up to date Sports & Leisure facilities for all tastes.

ENTRANCE HALL

Security door. Deep under stairs storage. Second deep store housed.

LOUNGE/ DINER

Generous main public room of size to accommodate a range of furniture. 3 x DG windows to rear (South). Carpet.

REAR PORCH

DG security door. Tiled floor.

MODERN KITCHEN

Recently updated to include a range of modern wall & base cabinets, wipe clean worktop, inset sink. Integrated gas hob, oven. Downlighting. DG window to front.

STAIRS TO FRIST FLOOR LANDING

Deep store & further shelved store cupboard.

BEDROOM 1

Spacious double room. 2 double wardrobes. 2 DG windows to rear. Carpet.

BEDROOM 2

Good size second double bedroom. 2 DG window to rear. Carpet.

MODERN BATHROOM

Recently updated to feature bath with rainfall shower, separate spray attachment. Wash hand vanity unit & mirror. Low level wc. Wet wall splashback. Graphite radiator. Extractor fan.

REAR GARDEN

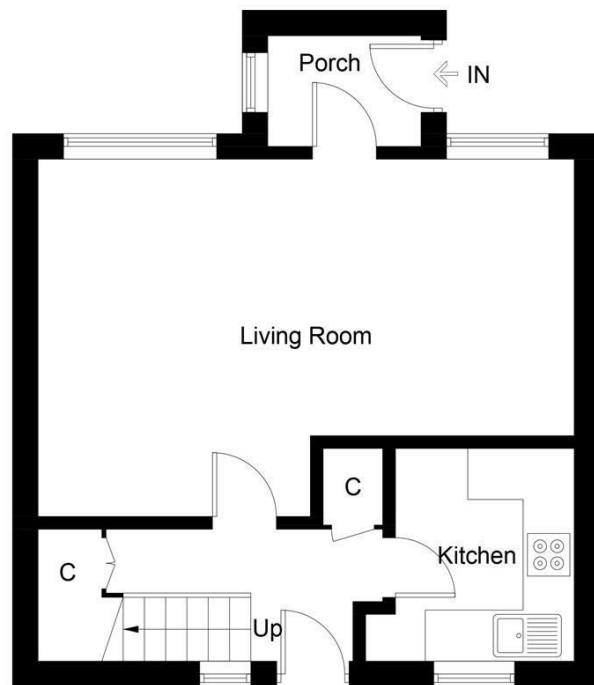
Large fence enclosed South facing garden. Gated access to non-designated parking bays & Garage.

GARAGE

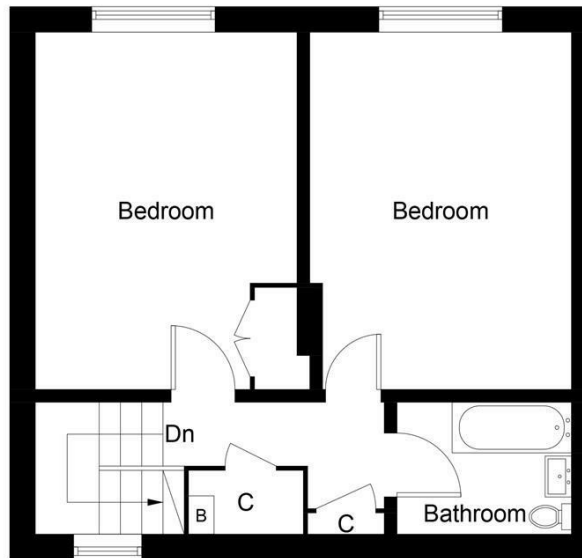
Single garage located at entrance to cul de sac on end closest recently updated roof & roof lining.

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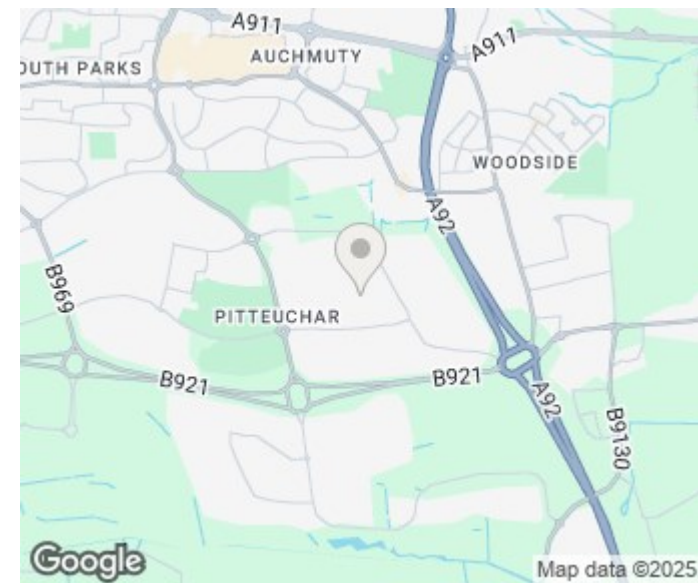


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1161665)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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