



134 Scott Road, Glenrothes - KY6 1AG

Glenrothes

Offers Over £120,000





## 134 Scott Road

Glenrothes, Glenrothes

New for sale a spacious Mid Terraced Villa in sought after location ideal for First time buyers & young families. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious family home comprising Entrance Hall - Lounge/ Diner - Dining Kitchen - Three Bedrooms Two Double Bedrooms - Modern Shower-Room/WC. Benefitting from DG - GCH (new boiler 2022) - EPC C- Dropped kerb to front, enclosed gardens to front & rear. View Now!

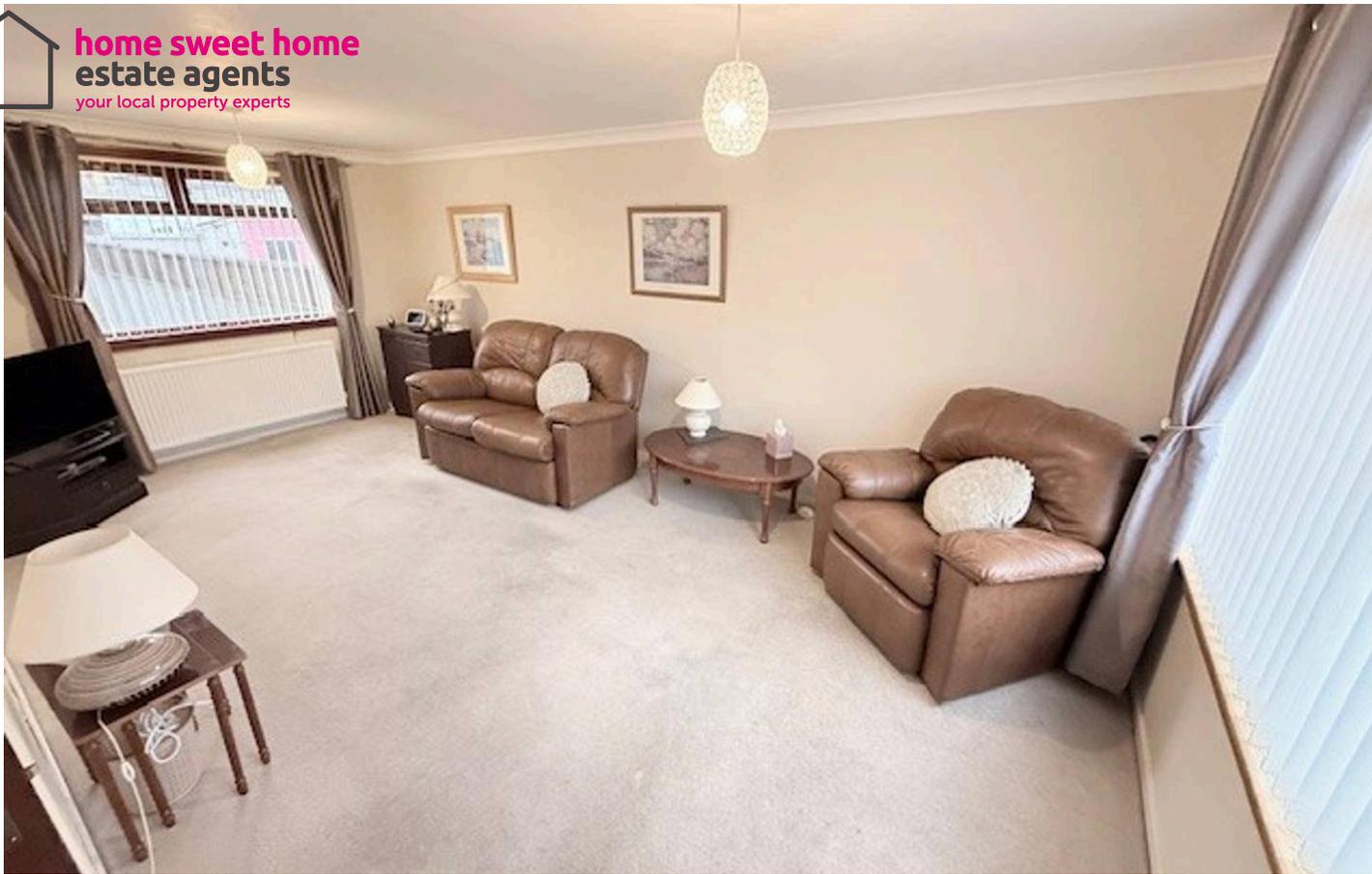
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SPACIOUS MID TERRACED VILLA
- THREE BEDROOMS
- LOUNGE/ DINER
- DG- GCH - EPC C
- DINING KITCHEN
- MODERN SHOWER-ROOM
- HOME REPORT £125,000
- DROPPED KERB TO FRONT
- GENEROUS ENCLOSED GARDENS
- IDEAL STARTER HOME



#### **GARDEN**

Front & rear.

#### **OFF STREET**

1 Parking Space

Dropped kerb to front to facilitate off street parking with removal of fence.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1260662)