

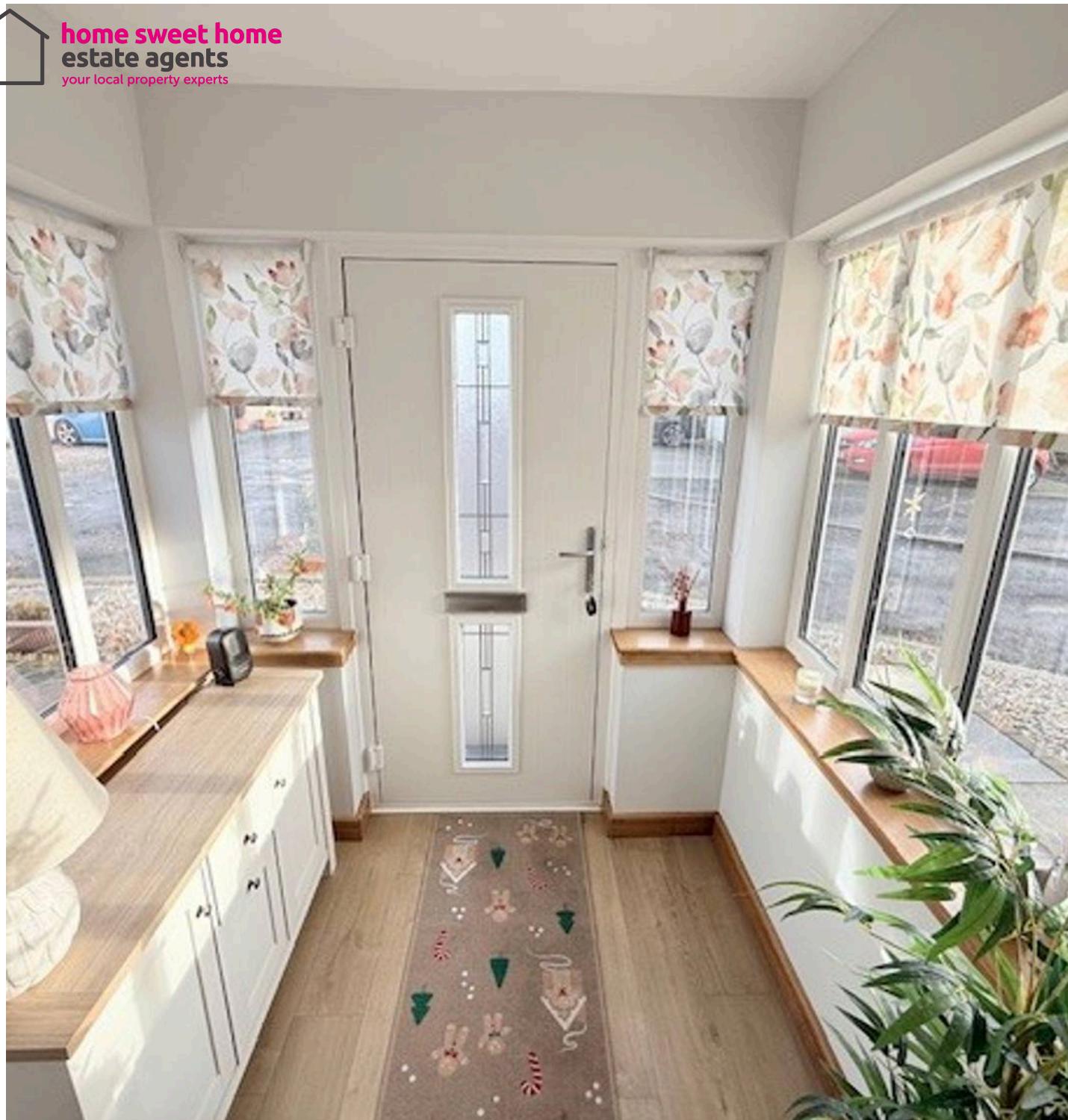


Ar Dachaigh, Tykesburn – KY7 6JA

Glenrothes

Offers Over £255,000





Ar Dachaigh

Tykesburn, Glenrothes

New for sale with the Wow Factor! Stunning Detached Bungalow built 2019 by Lomond Homes to an exceptional standard with quality Oak doors & facings throughout within a small private development to the outskirts of Coaltown. Features include Porcelanosa Tiling, German Kitchen with floor loft. Award Winning Home Sweet Home Estate Agents Fife are delighted to present for sale a superb move in condition home comprising Entrance Porch - Lounge - Modern Dining Kitchen & Appliances (Siemens & AEG) - Two Double Bedrooms Maste En-Suite - Modern Shower-Room/wc. Benefitting from DG - Oil Fired Central Heating - EPC C - Solar Panels. Externally generous gardens wrap around with Summerhouse - Greenhouse enjoying privacy & seclusion. 2 Car off street parking. Early Viewing Highly Recommended. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

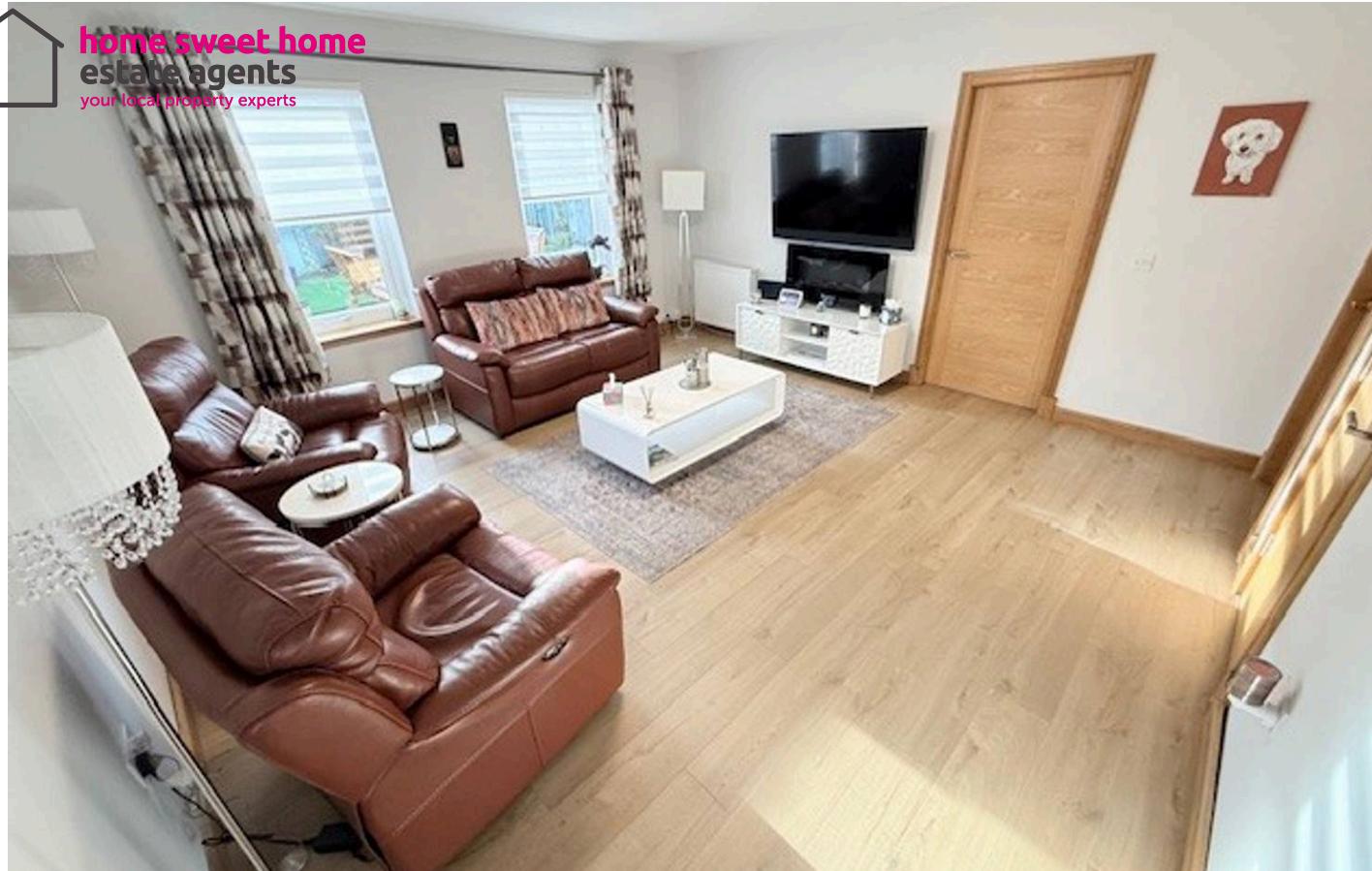
EPC Environmental Impact Rating: C

- STUNNING MODERN DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS MASTER EN-SUITE
- SPACIOUS LOUNGE
- MODERN DINING KITCHEN & APPLIANCES
- MODERN SHOWER-ROOM
- 2 CAR OFF STREET PARKING.
- WRAP AROUND LANDSCAPED GARDENS
- DG- OIL FIRED HEATING - SOLAR PANELS - EPC C
- HOME REPORT £260,000
- PORCELANOSA TILING THROUGHOUT

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GARDEN

Landscaped gardens wrap around.

OFF STREET

2 Parking Spaces



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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