



21 Loch Venachar Gardens, Glenrothes – KY6 2NP

Glenrothes

Offers Over £215,000





## 21 Loch Venachar Gardens

Glenrothes, Glenrothes

New for sale a deceptively spacious Extended Detached Villa in popular private development close to local schooling, shops & amenities. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a perfect home for growing families comprising Entrance Hall - Bright Lounge- Open Plan Kitchen & Dining Room - Sun Room - Three Double Bedrooms Master En-Suite - Modern Shower-Room & Sep WC. Benefitting from DG - GCH (new Worcester boiler 2022 with warranty until 2027) EPC C - HOME REPORT £220,000. Externally double drive leads single garage, low maintenance gardens to front & private rear. Early Viewing Recommended. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SPACIOUS EXTENDED DETACHED VILLA
- 3 DOUBLE BEDROOMS MASTER EN-SUITE
- GENEROUS LOUNGE
- OPEN PLAN FITTED KITCHEN & DINING ROOM
- SUN ROOM
- SHOWER-ROOM & SEP WC
- DG- GCH (BOILER 2022 WITH WARRANTY) EPC C
- DOUBLE DRIVE - SINGLE GARAGE
- LOW MAINTENANCE GARDENS
- HOME REPORT £220,000 - VIEW NOW!



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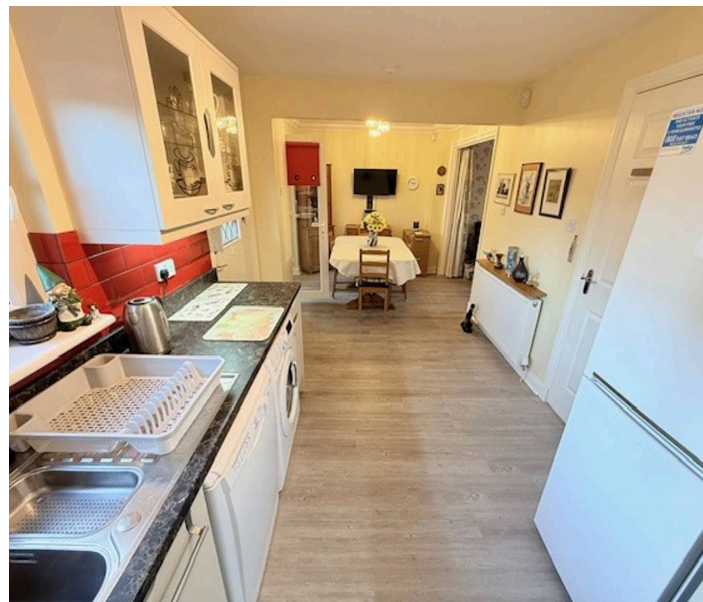
**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

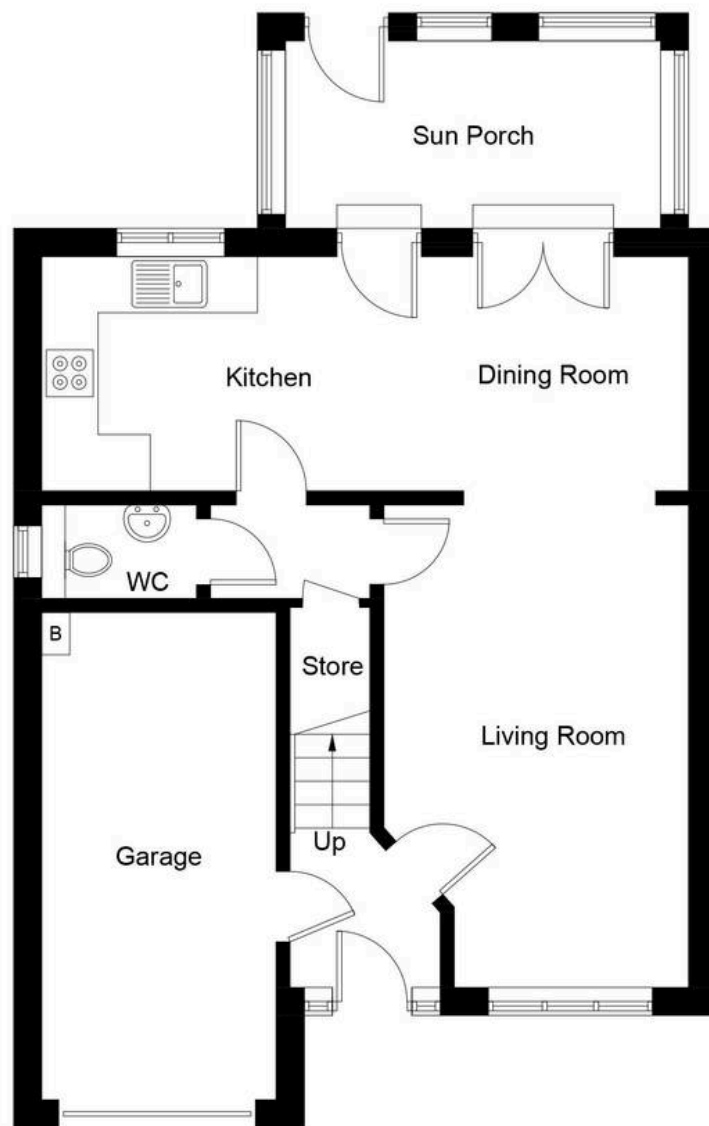
4 Parking Spaces



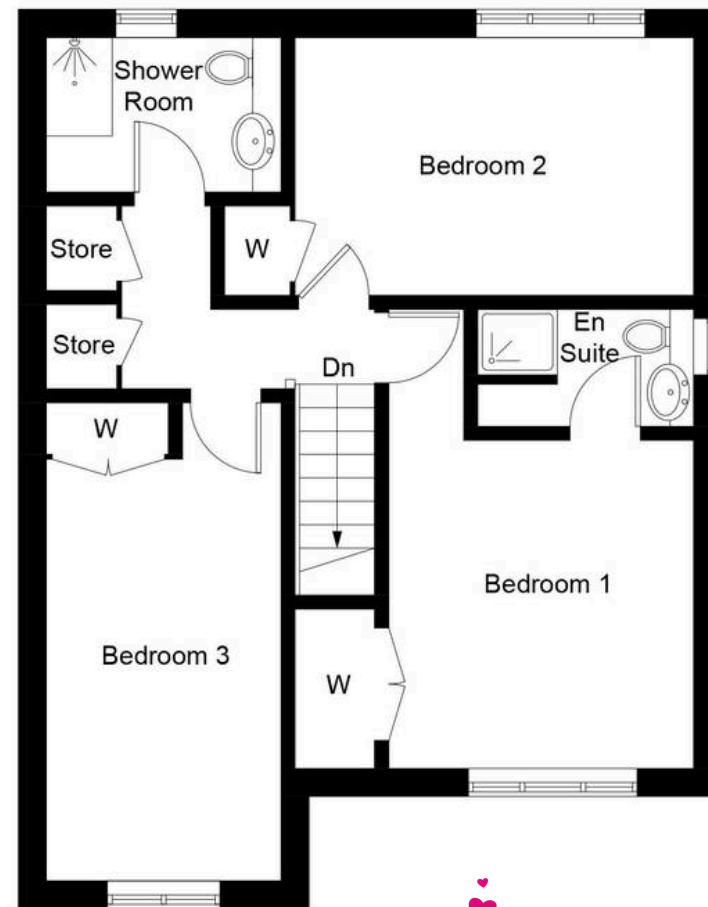


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265147)



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