



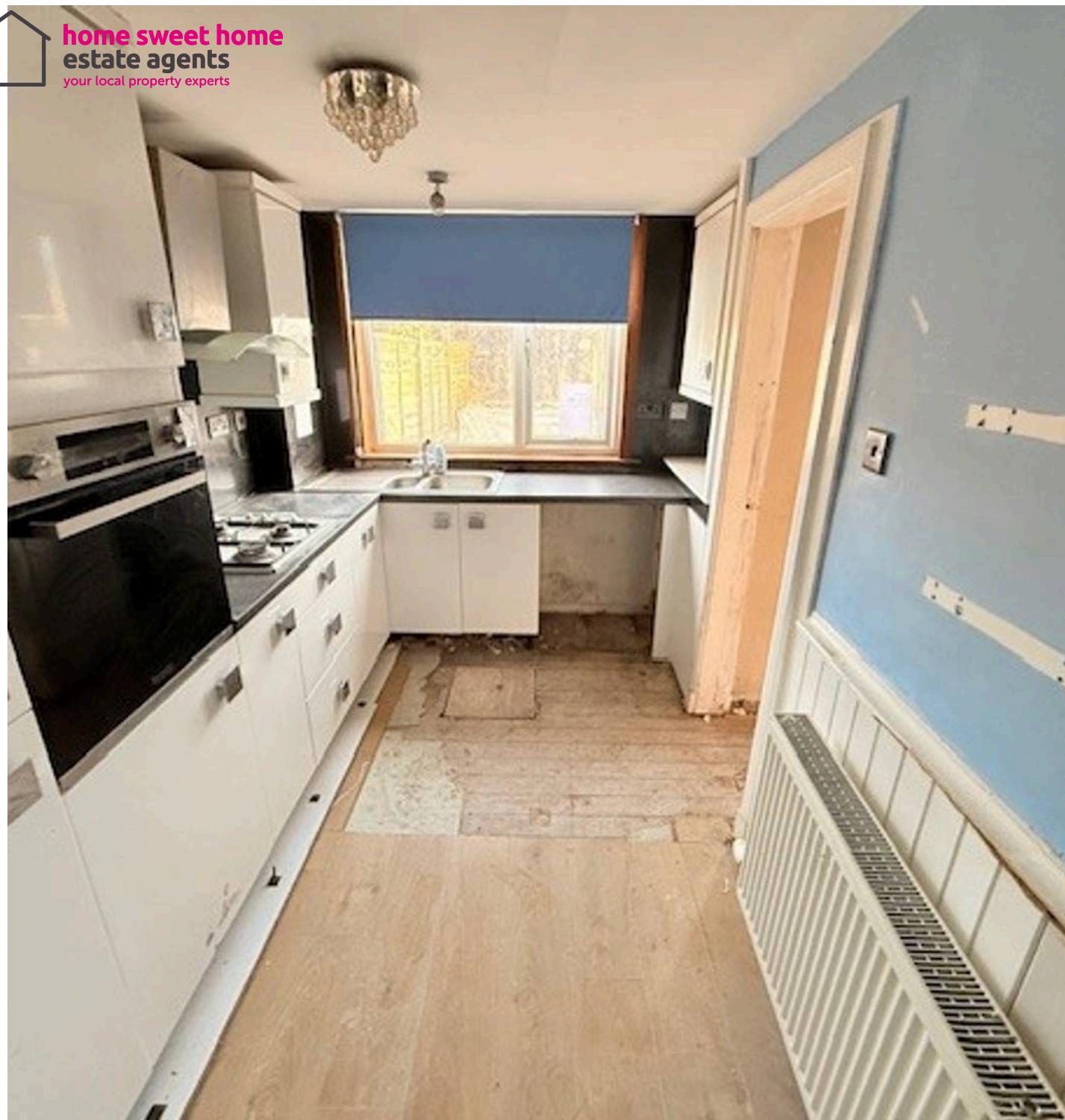
317 Colliston Avenue, Glenrothes – KY7 4PS

Glenrothes

Offers Over £76,000



home sweet home
estate agents
your local property experts



317 Colliston Avenue

Glenrothes, Glenrothes

New for sale SOLD AS SEEN a spacious extended Mid Terraced Villa with Car Port requiring modernising which is reflected in the Home Report of £80,000. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a perfect Starter/ Investment opportunity in popular location comprising Entrance Hall with WC - Sitting Room (3.51m x 3.63m) Living Room (2.98m x 3.18m) Dining Room (3.02m x 2.52m) Kitchen (3.22m x 2.40m) - Bedroom 1 (3.64m x 3.10m) Bedroom 2 (3.64m x 3.11m) Bathroom (1.96m x 1.66m). Benefitting from DG- GCH - EPC D. Externally enclosed front & rear garden. Car Port provides off street parking. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EXTENDED MID TERRACED VILLA REQUIRING MODERNISING
- TWO DOUBLE BEDROOMS
- SITTING RM - LIVING RM - DINING RM
- KITCHEN
- BATHROOM - SEP WC
- DG- GCH EPC D
- SOLD AS SEEN - HOME REPORT £80,000
- IDEAL INVESTMENT OPPORTUNITY

♥



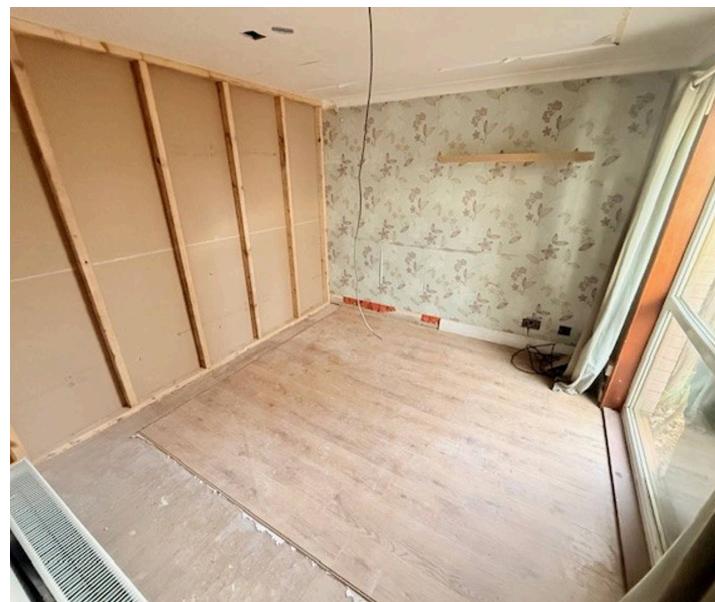
home sweet home
estate agents
your local property experts



GARDEN

CAR PORT

1 Parking Space



home sweet home
estate agents
your local property experts

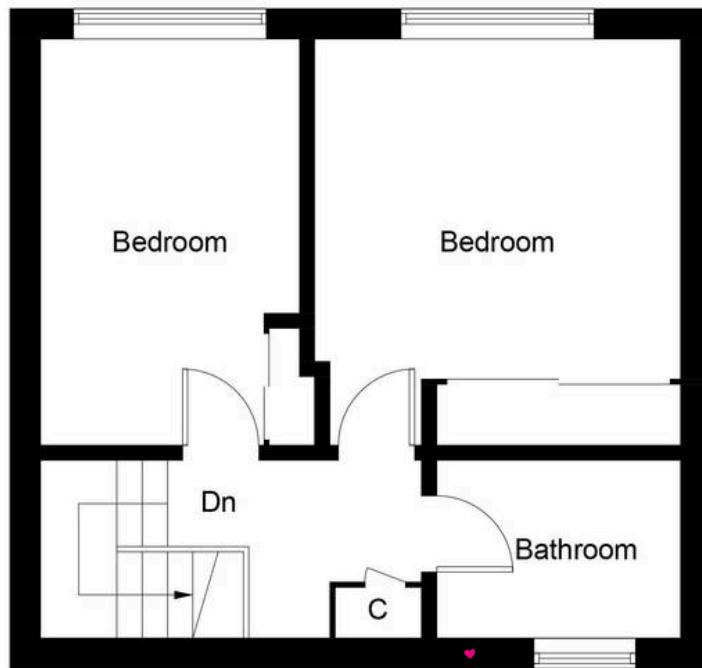


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	68	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		75
(39-54) E	66	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 © (ID1264699)



home sweet home
estate agents
your local property experts