



**10 Vardon Drive, Glenrothes - KY7 4EY**

Glenrothes

Offers Over **£290,000**





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## 10 Vardon Drive

Glenrothes, Glenrothes

Looking for the Wow factor finished to a high standard then look no further than this superb Extended Detached Villa modernised tastefully throughout set within a sought after established private location. Award winning Home Sweet Home Estate Agents Fife are delighted to offer the exceptional family home comprising Reception Hall with Oak facings & doors - Movie Room/ Lounge - Open Plan Kitchen/ Dining & Living Room - Modern 4-piece Family Bathroom - Sep WC - Laundry Room. Benefitting from DG- GCH - EPC C - HOME REPORT £295,000. Externally established low maintenance garden, driveway leads to car port. Early Viewing Highly Recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- STUNNING EXTENDED DETACHED VILLA
- MODERNISED TO A HIGH STANDARD
- FOUR BEDROOMS THREE DOUBLE
- MOVIE ROOM/ LOUNGE
- OPEN PLAN KITCHEN / DINING & LIVING ROOM
- LARGE 4 PIECE FAMILY BATHROOM - SEP WC
- LAUNDRY ROOM
- DRIVE - CAR PORT
- MATURE ENCLOSED GARDENS
- DG- GCH - EPC D- HOME REPORT £295,000
- VIEWING HIGHLY RECOMMENDED

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**GARDEN**

**DRIVEWAY**

4 Parking Spaces

**CAR PORT**

1 Parking Space





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>		
(55-68)	<b>D</b>	<b>68</b>	<b>78</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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	<b>75</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. Fourlabs.co © (ID1282087)



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