



**280 Ellon Park, Glenrothes - KY7 6UY**

Glenrothes

Offers Over **£99,995**





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## 280 Ellon Park

Glenrothes, Glenrothes

New for sale an ideal starter home keenly priced to add value once modernised, a spacious End Terraced Villa in small cul de sac. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a perfect Starter home comprising Entrance Hall - Lounge/ Dining Kitchen - Rear Hall/ Utility Area - Two Generous Double Bedrooms - Bathroom/WC. Benefitting from DG- GCH - EPC C - HOME REPORT £105,000. Externally enclosed gardens to front/ rear. The property recently benefitted from external cladding/ insulation providing more energy efficiency. View now!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SPACIOUS END TERRACED VILLA
- TWO GENEROUS DOUBLE BEDROOMS
- DG- GCH - EPC C - HOME REPORT £105,000
- BRIGHT LOUNGE
- DINING KITCHEN - REAR HALL/ UTILITY AREA
- BATHROOM
- ENCLOSED GARDENS
- CUL DE SAC POSITION
- IDEAL STARTER HOME



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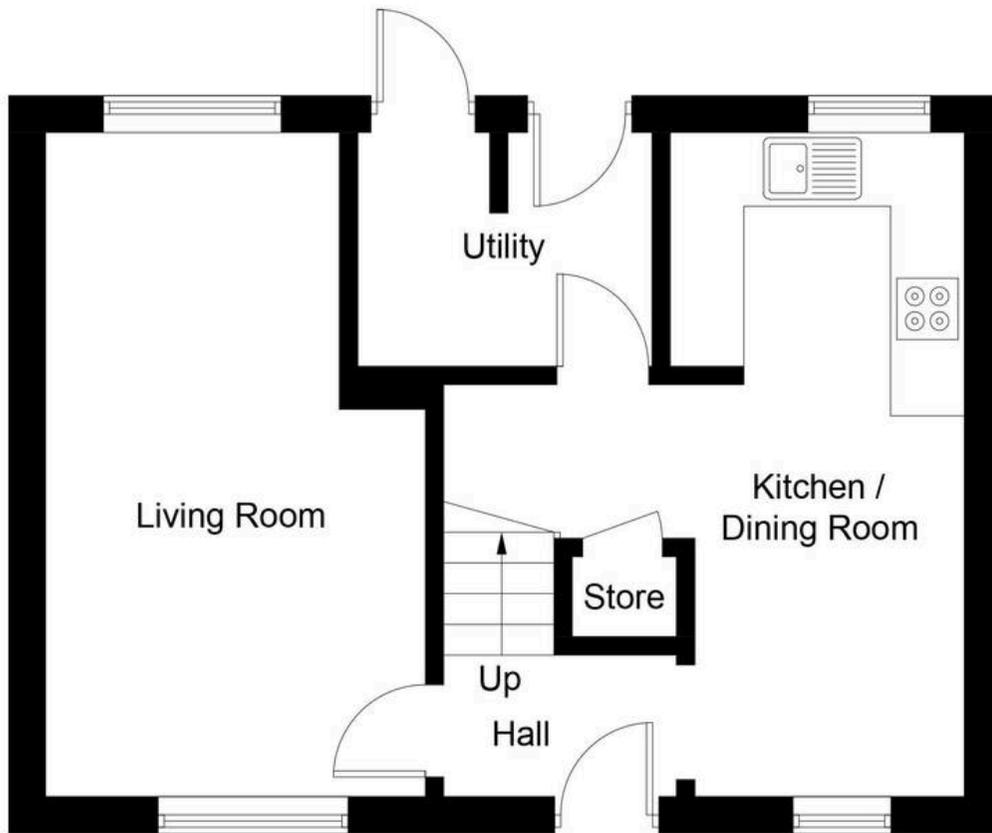
GARDEN



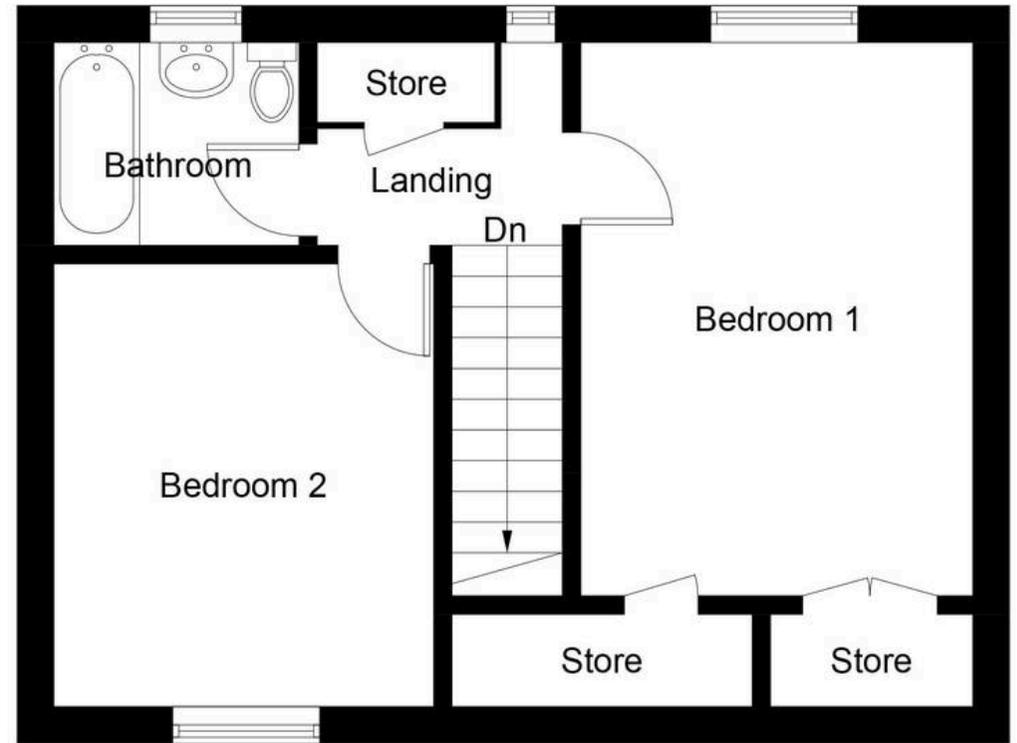


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>74</b>	<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<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>		
(69-80)	<b>C</b>	<b>75</b>	<b>78</b>
(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. Fourlabs.co © (ID1284412)



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