



**23 Loch Venachar Gardens, Glenrothes - KY6 2NP**

Glenrothes

Offers Over **£199,995**





## 23 Loch Venachar Gardens

Glenrothes, Glenrothes

New for sale a Beautiful Modern Detached Villa in corner plot, perfect for couples & young families. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a move condition home comprising Entrance Hall - Sep WC - Lounge/ Diner - Modern Dining Kitchen - Three Bedrooms Master En-Suite - Family Bathroom. Benefitting from DG- GCH (HIVE) - EPC C - HOME REPORT £205,000. Externally driveway, enclosed rear corner garden with summerhouse & fixed gazebo/ garden furniture. View Now! Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- BEAUTIFUL UPGRADED MODERN DETACHED VILLA
- THREE BEDROOMS MASTER EN-SUITE
- LOUNGE/ DINER WITH FRENCH DOORS
- MODERN DINING KITCHEN & APPLIANCES
- BATHROOM - SEP WC
- DG- GCH - EPC C - HOME REPORT £205,000
- CORNER GARDEN - GAZEBO & SUMMERHOUSE
- 3 CAR DRIVEWAY
- VIEWING HIGHLY RECOMMENDED



**home sweet home**  
estate agents  
your local property experts



**GARDEN**

**OFF STREET**

3 Parking Spaces

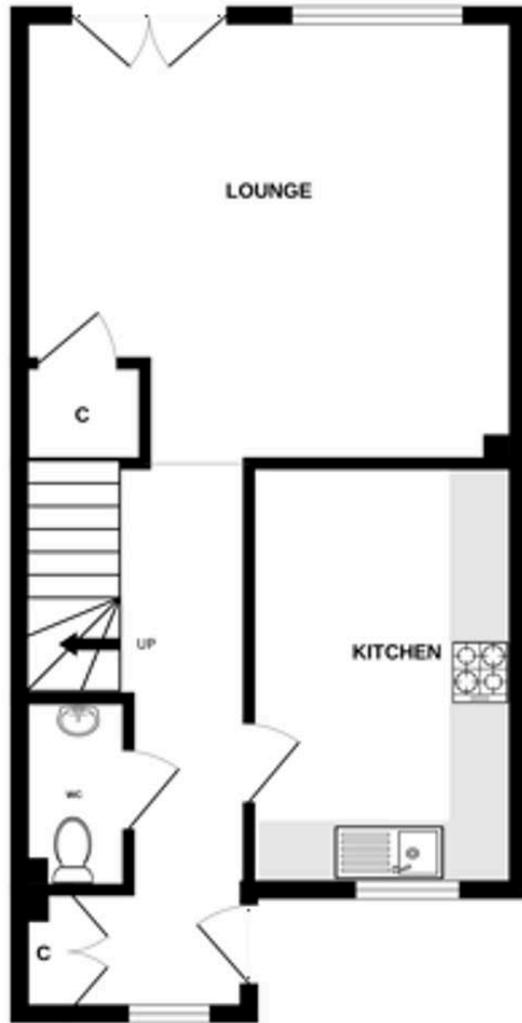




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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>	78	79
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with lettopix ©2025



**home sweet home**  
**estate agents**  
your local property experts