

## 7 BENVANE ROAD GLENROTHES, KY6 3HJ

**£245,000**  
**FREEHOLD**

New For Sale a Stunning Modernised/ Extended Detached Villa situated in large corner plot with elevated views, with scope to extend further at the foot of Formonthills Woodland Trust. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a superb family home in much loved private residential location to the North of Glenrothes. Comprising: Vestibule - Sep Cloak/WC - Bright Lounge - Modern Dining Kitchen (newly installed) - Four Bedrooms Three Double Master En-Suite (newly converted & installed) - Modern Family Bathroom (newly installed). Benefitting from DG- GCH - EPC C - HOME REPORT £250,000. Externally 2 car driveway with large corner plot to front/ side & rear offering scope to extend subject to planning. Early Viewing Highly Recommended.



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# 7 BENVANE ROAD

- MODERN NEWLY MODERNISED DETACHED VILLA
- FOUR BEDROOM THREE DOUBLE MASTER EN-SUITE
- LARGE CORNER PLOT CLOSE TO WOODLAND TRUST
- DOUBLE DRIVEWAY
- BRIGH LOUNGE
- MODERN DINING KITCHEN
- NEWLY INSTALLED BATHROOM & SEP WC
- NEW CARPETING THROUGHOUT
- IDEAL FAMILY HOME
- DG- GCH - EPC C - HOME REPORT £250,000



## FULL DESCRIPTION

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## LOCATION

Glenrothes is one the most successful New Towns created in Scotland with many New technology business based there. Situated adjacent to the A92 Road Network for commuting to Dundee - Perth - Aberdeen - Edinburgh - Glasgow. Train Links Provided @ Markinch Mainline Station & Thornton. Variety of primary Schooling & Secondary Schooling facilities are provided. Local Shopping provided in the Kingdom Centre & various retail outlets. Amenities include 18 Hole Golf Course at Glenrothes Golf Course & Balbirnie Golf Club. Michael Woods Sports Centre

provides up to date Sports & Leisure facilities for all tastes.

## Vestibule

Security door. Carpet.

## SEP CLOAK/WC

newly installed to feature low level wc. Wash hand vanity unit. Frost DG window. Tiled splashback. Black towel radiator.

## BRIGHT LOUNGE

Spacious freshly presented main public room with newly installed internal glazed doors & carpeting.

## MODERN DINING KITCHEN

Well proportioned featuring newly installed wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Integrated ceramic hob, double oven, fridge freezer. Deep store cupboards houses electrics. 2 DG windows to rear. Security door. Space to accommodate a table & chairs. Laminate floor.

## MASTER BEDROOM

Recently converted to offer a fourth bedroom with fitted wardrobes/ storage. DG window to rear. Carpet.

## EN-SUITE SHOWER-ROOM/WC

Stunning addition to include large double walk in shower with black console & trim. Clear screen. Wash hand vanity unit. Low level wc. Tiled floor & wall. Frost DG window. Black towel radiator. Extractor fan. Downlighting.

### STAIRS TO FIRST FLOOR LANDING

DG window. Store cupboard housing water tank.  
Access to loft.

### BEDROOM 2

Spacious second double bedroom with double wardrobe. DG window to front enjoys open elevated aspects over Glenrothes & beyond. Wood floor.

### BEDROOM 3

Third double bedroom with single wardrobe. DG window to rear. Carpet.

### BEDROOM 4

Bright single room ideally a home office or nursery. Store cupboard housed. DG window to front enjoys elevated open aspects over Glenrothes & beyond. Carpet.

### MODERN FAMILY BATHROOM

Beautifully appointed & recently installed to include bath with over head shower black trim. Wash hand vanity unit. Low level wc. Tiled floor & wall. Frost DG window. Downlighting. Extractor fan.

### DRIVEWAY

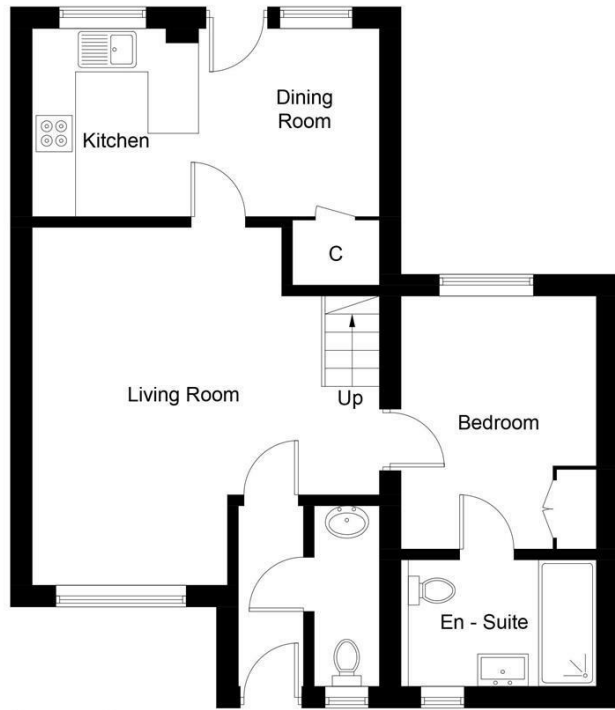
Mono block paved drive provides off street parking for 2 cars, but with generous garden to side this could easily be extended.

### EXTERNAL

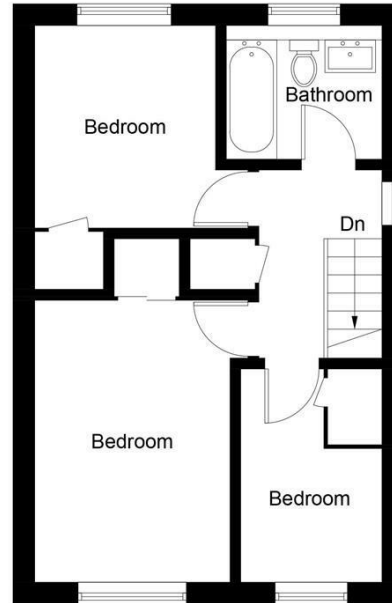
Large corner plot to front, side & rear. Offering scope to extend subject to planning.

## 7 BENVANE ROAD





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067592)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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