



5 BALLINGALL PARK GLENROTHES, KY6 3QT

£315,000
FREEHOLD

Welcome to this exquisite extended executive detached villa located in the sought-after private development of Ballingall Park, The Paddock, Glenrothes. This stunning property, built 2004, is perfect for a growing family looking for a spacious and luxurious home.

As you step inside, you are greeted by three elegant reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. Benefitting DG - GCH - EPC C - HOME REPORT £330,000.

With five generously sized double bedrooms, including two en-suites, there is no shortage of room for the whole family to enjoy.

One of the highlights of this property is the large landscaped gardens that surround the villa, providing a tranquil outdoor space for children to play or for adults to unwind after a long day.

If you are looking for a home that combines luxury, space, and comfort, this executive detached villa in Ballingall Park is the perfect choice. Don't miss out on the opportunity to make this stunning property your new family home.



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5 BALLINGALL PARK

- STUNNING EXTENDED DETACHED VILLA • FIVE DOUBLE BEDROOMS - 2 EN-SUITES • BAY WINDOW LOUNGE- SEP DINING ROOM • DINING KITCHEN - UTILITY ROOM • SUN ROOM • FAMILY BATHROOM - SEP WC • DOUBLE DRIVEWAY - SINGLE GARAGE • DG-GCH - EPC C - HOME REPORT £330,000 • LARGE PRIVATE LANDSCAPED GARDENS • VIEWING HIGHLY RECOMMENDED



FULL DESCRIPTION

Welcome to this exquisite extended executive detached villa located in the sought-after private development of Ballingall Park, The Paddock, Glenrothes. This stunning property, built 2004, is perfect for a growing family looking for a spacious and luxurious home.

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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.

RECEPTION HALL

Freshly presented entrance with under stairs storage. Coved edging. Laminate floor.

BAY WINDOW LOUNGE

Generous main public room with glazed french doors opening to Dining room. Feature DG Bay window to front. Coved edging. Laminate floor.

DINING ROOM

Flows perfectly from either Lounge & connecting to Kitchen to extend entertaining space. DG french doors to private garden. Coved edging. Laminate floor.

DINING/ FAMILY KITCHEN

Well proportioned with range of modern wall & base cabinets, wipe clean worktop, inset sink & mixer tap. Integrated gas hob, oven, fridge freezer, dishwasher. DG window to rear. DG french doors to Sun Room. Laminate floor.

UTILITY ROOM

Fitted with wall & base cabinets, wipe clean worktop, inset sink. Boiler housed. Security door. laminate floor.

SUN LOUNGE

Perfect additional living space with garden aspect updated by current owner from original Conservatory to Sun room. Features 8 DG windows units overlooking garden. DG french doors provide garden access.

SEP CLOAK/WC

Low level wc. Wash hand basin. Extractor fan.

STAIRS TO GALLERIED LANDING

Feature galleried style landing. DG window to front. Over sized loft access hatch, with pull down ladder, loft floored with power/ light providing useful storage. Double store cupboard on landing. Carpet.

MASTER BEDROOM

Generous main double bedroom with double & single wardrobes. 3 DG windows to front. Carpet.

EN-SUITE SHOWER-ROOM/WC

Comprising double walk in shower with clear screen. Wash hand basin. Low level wc. Frost DG window. Extractor fan. Tiled floor & wall.

BEDROOM 2

Second double bedroom with own En-Suite. Single wardrobe. 3 DG windows to front. Carpet.

EN-SUITE SHOWER-ROOM/WC

Double shower with bi fold screen. Wash hand basin. Low level wc. Frost DG window. Extractor fan. Downlighting.

BEDROOM 3

Good size third double bedroom. DG window to rear with woodland aspect. Laminate floor.

BEDROOM 4

Bright & airy fourth double bedroom. 2 DG windows to rear with woodland aspect.

BEDROOM 5

Good size fifth double bedroom currently utilised as

dressing room. 2 DG windows to rear with woodland aspect.

FAMILY BATHROOM/WC

Modern 4 piece suite to include double shower with bi fold screen. Separate bath. Low level wc. Wash hand basin. Tiled splashback. 2 Frost DG windows. Extractor fan. Downlighting. Chrome towel radiator.

FRONT GARDEN

Lawn with gated access to rear.

DOUBLE DRIVEWAY

Double mono block drive provides off street parking for several cars.

SINGLE GARAGE

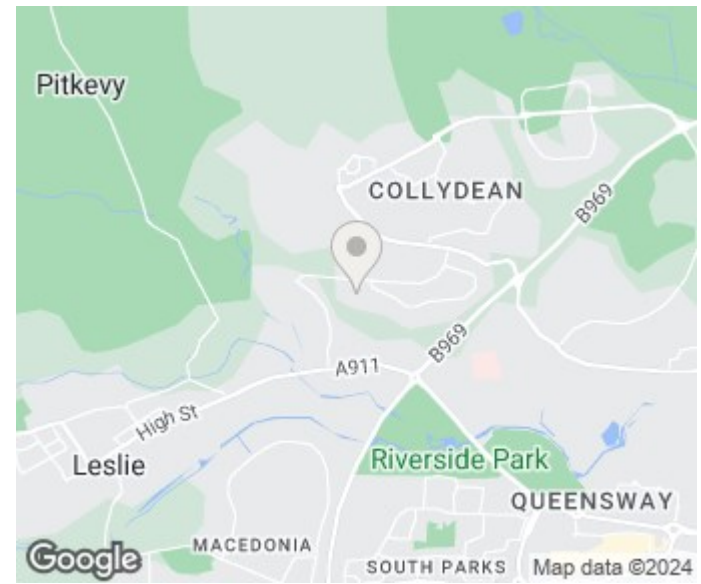
Single integral garage. Power, light.


LARGE REAR GARDEN

Wonderful & generous landscaped rear garden fence enclosed with woodland aspect. Large paved patios & terraces. Decking. All weather turf. External light, water tap.

5 BALLINGALL PARK





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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