



## 1 GLAMIS AVENUE GLENROTHES, KY7 4NU

£289,995  
FREEHOLD

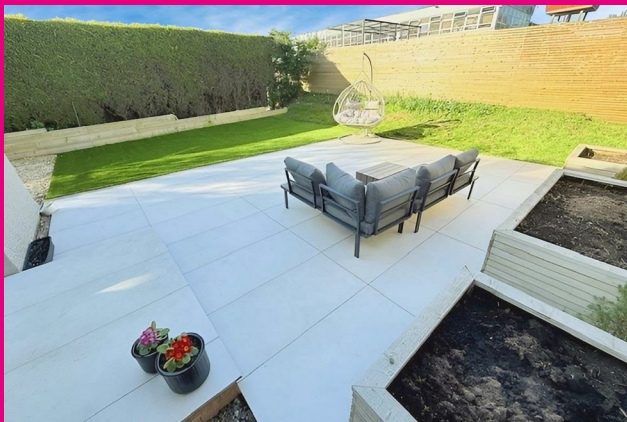
Looking for the Wow Factor then look no further, New for sale a Stunning Extended Detached Bungalow with private enclosed garden if ideal for a growing family in a popular location. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market this flexible family/ retirement home comprising: Reception Hall - Modern Fitted Kitchen - Generous Open Plan Lounge/ Family Room with wood burner & garden aspect - Four Bedrooms Master with Large Luxury En-Suite Bathroom/WC - Family Bathroom - Utility Room. Benefitting from DG- GCH - EPC D - Home Report £300,000. Externally the present owners have installed a large driveway providing off street parking for several cars & landscaped gardens to front, side & rear. Timber Shed & Timber Garage. Early Viewing Highly Recommended.



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

# 1 GLAMIS AVENUE

- STUNNING EXTENDED DETACHED BUNGALOW • FOUR BEDROOMS MASTER LUXURY EN-SUITE • GENEROUS LOUUNGE/ FAMILY ROOM WITH WOOD BURNER • MODERN FITTED KITCHEN • 4 CAR DRIVEWAY • PRIVATE LANDSCAPED CORNER GARDEN • SHED & TIMBER GARAGE • DG- GCH - EPC D - HOME REPORT £300,000 • FAMILY HOME FINISHED TO A HIGH STANDARD • VIEWING HIGHLY RECOMMENDED



## FULL DESCRIPTION

Looking for the Wow Factor then look no further, New for sale a Stunning Extended Detached Bungalow with private enclosed garden if ideal for a growing family in a popular location. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market this flexible family/ retirement home comprising: Reception Hall - Modern Fitted Kitchen - Generous Open Plan Lounge/ Family Room with wood burner & garden aspect - Four Bedrooms Master with Large Luxury En-Suite Bathroom/WC - Family Bathroom - Utility Room. Benefitting from DG- GCH - EPC D - Home Report £300,000. Externally the present owners have installed a large driveway providing off street parking for several cars & landscaped gardens to front, side & rear. Timber Shed & Timber Garage. Early Viewing Highly Recommended.

## 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

Welcoming 'L' Shaped entrance. Deep store houses Worcester Boiler & provides cloaks facility. Downlighting. Nest heating control. Laminate floor.

## LOUNGE/ FAMILY ROOM

Generous & flexible entertaining space with 3 DG windows to rear, DG French doors to garden terrace. Enjoying privacy & seclusion. Focal point wood burning stove. Downlighting. Slim radiator. Hardwood floor.

## MODERN FITTED KITCHEN

Fitted with a range of modern wall & base cabinets, wipe clean hardwood worktop surface, inset 1.5 sink & mixer tap. 3 Burner gas hob, double oven, fridge freezer. Downlighting, Chrome sockets & switches. Under unit lighting. Tiled floor.

## MASTER BEDROOM

Spacious main bedroom with his/ hers wardrobes concealed behind partition with light. DG window to front with fitted shutter blinds. Downlighting. Laminate floor. Inner hall with shelved store leads to En-Suite & Utility. Loft access.

## LUXURY EN-SUITE

A real luxury feel with space to feature standalone bath , double walk in rainfall shower with clear

screens. Large wash hand vanity unit. Low level wc. Co-ordinated tiling to floor & wall. Frost DG window. Downlighting. Extractor fan. Downlighting. Chrome towel radiator.

#### **UTILITY ROOM**

Modern base cabinets, wipe clean worktop surface, inset sink. Plumbed white goods. DG window to rear. Security door to garden. Downlighting. Tiled floor.

#### **BEDROOM 2**

Good size double bedroom with 2 fitted wardrobes. DG window to rear. Downlighting. Laminate floor.

#### **BEDROOM 3**

Bright nursery. DG window to front with shutter blinds. Downlighting. Herring bone effect flooring.

#### **BEDROOM 4**

Single room ideally utilised as home office or playroom. DG window to front with shutter blinds. Wardrobe housed. Downlighting. Herring bone effect flooring.

#### **FAMILY BATHROOM**

Comprising bath with power shoer, screen, wash hand basin, low level wc. Frost DG window. Downlighting. Extractor fan. Chrome towel radiator. Tiled floor.

#### **FRONT GARDEN**

Walled front garden mainly stone chipped with plants, shrubs, trees. Gated access to rear.

#### **DRIVEWAY**

Newly installed to provide off street parking for several cars.

#### **PRIVATE REAR GARDEN**

Private enclosed oasis with South facing aspect. Feature paved sun terrace. Artificial turf. Children's play area laid with bark. Drying area. Bordered by plants & shrubs. Power, light. Small shed & large timber garage with power & light. Water tap.

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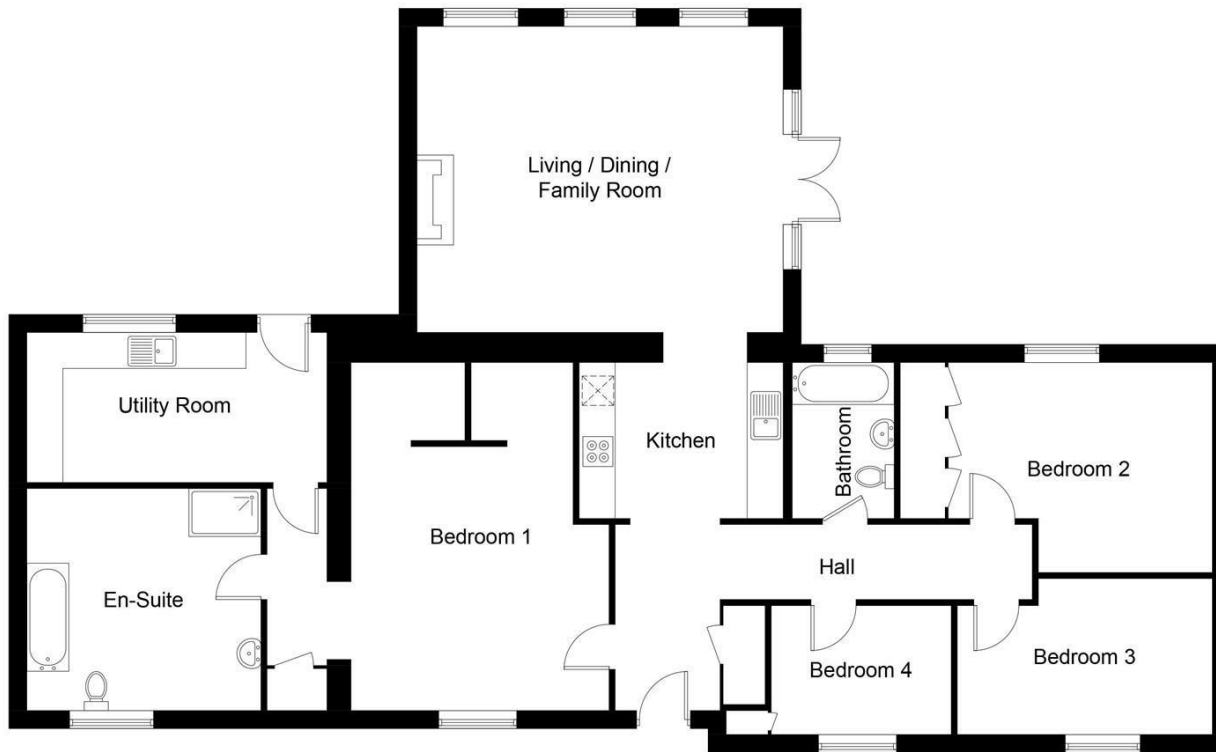
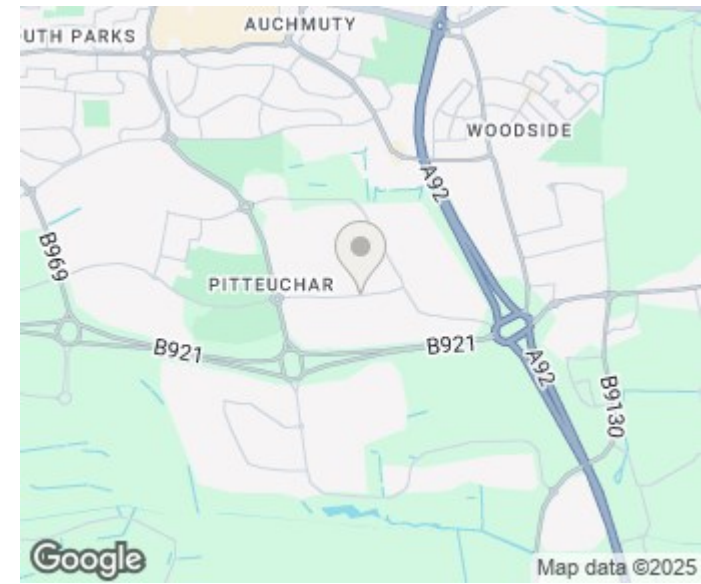


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185561)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(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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