



13 MAGUIRE GREEN GLENROTHES, KY7 4AG

£227,000
FREEHOLD

Welcome to this stunning family home located in the desirable area of Westwood Park, South Glenrothes. This nearly new semi-detached townhouse, built in 2023, offers a perfect blend of modern living and comfort. As you step inside, you are greeted by a bright lounge that is south-facing, allowing natural light to flood the room, creating a warm and inviting atmosphere. The property benefits from DG - GCH - EPC B and boasts a spacious dining kitchen, perfect for hosting family gatherings or entertaining friends with flexible study/ office area. With three well-proportioned bedrooms, including a master en-suite, this home provides ample space for a growing family. With a total of 1,248 sq ft of living space, this home offers a comfortable and practical layout for everyday living. Whether you are looking to relax in the lounge, cook up a storm in the kitchen, or unwind in the privacy of your en-suite, this property caters to all your needs. Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm and convenience that this property has to offer.



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13 MAGUIRE GREEN

- STUNNING SOUTH FACING SEMI DETACHED TOWNHOUSE
- THREE DOUBLE BEDROOMS MASTER EN-SUITE
- BRIGHT LOUNGE - STUDY/ OFFICE AREA
- DINING KITCHEN WITH FRENCH DOORS
- FAMILY BATHROOM & SEP WC
- FRONT & REAR GARDENS
- DRIVEWAY - NHBC - SOLAR PANELS
- DG- GCH - EPC B - HOME REPORT
- £245,000
- ENERGY EFFICIENT HOME BUILT 2023 - NHBC
- KEEPMOAT ROXBURGH DESIGN



FULL DESCRIPTION

Welcome to this stunning family home located in the desirable area of Westwood Park, South Glenrothes. Built by Keepmoat Homes 2023 'The Roxburgh Design' to a high standard of finish. This nearly new semi-detached townhouse, built in 2023, offers a perfect blend of modern living and comfort. As you step inside, you are greeted by a bright lounge that is south-facing, allowing natural light to flood the room, creating a warm and inviting atmosphere. The property benefits from DG - GCH - EPC B and boasts a spacious dining kitchen, perfect for hosting family gatherings or entertaining friends with flexible study/ office area. With three well-proportioned bedrooms, including a master en-suite, this home provides ample space for a growing family. With a total of 1,248 sq ft of living space, this home offers a comfortable and practical layout for everyday living. Whether you are looking to relax in the lounge, cook up a storm in the kitchen, or unwind in the privacy of your en-suite, this property caters to all your needs. Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm and convenience that this property has to offer.

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.

ENTRANCE HALL

Security door.

BAY WINDOW LOUNGE

Bright public room with DG Bay window enjoying an open south facing aspect. Ample space for free standing furniture. Carpet.

INNER HALL

Open plan & leads to Kitchen & Sep WC. Deep store cupboard housed fuse box/ meter.

SEP CLOAK/WC

Comprising low level wc, wash hand basin. Frost DG window.

DINING KITCHEN

Well finished to include a range of modern wall & base cabinets, wipe clean worktop, inset sink & mixer tap. Integrated gas hob, oven, fridge freezer, dishwasher, washing machine. DG window to rear. DG french doors to enclosed garden.

STAIRS TO FIRST FLOOR LANDING

BEDROOM 2

Good size second double bedroom with double mirrored wardrobes. DG window to rear. Carpet.

BEDROOM 3

Bright third bedroom. DG window to front with open south facing aspect. Carpet.

FAMILY BATHROOM/WC

Modern suite to include bath, low level wc, wash hand basin. Frost DG window.

STUDY AREA

Versatile space just of landing to utilise as a workspace. DG window to front provides natural light & open aspect.

STAIRS TO FIRST SECOND FLOOR

Galleried style landing leading to master suite.

MASTER BEDROOM

Generous main double bedroom with triple mirrored wardrobes running width of room. DG window to front with open south facing aspect. Carpet. Loft access.

EN-SUITE SHOWER-ROOM/WC

Features a double walk in shower with clear screen. Wash hand basin. Low level wc. Frost DG window.

EXTERNAL

Perfect location to front of Westwood Park enjoying a South facing aspect. Front garden laid to lawn. Fence enclosed rear garden laid to lawn with gated access. Security light. Water tap. Timber shed.

DRIVEWAY

3 car single driveway provides off street parking.

BUILDER WARRANTIES

Covered for 2 Years - Linings to walls and ceiling (e.g plasterboard) - Finishes to walls and Ceilings (e.g plaster or artex) - Internal mouldings (e.g Architraves and skirting) - Gas distribution service pipe work - Fences and screens - Paths and Drives - Garage doors - External Windows and door frames - Electrical wiring - Rainwater

gutters and down pipes

Hot and cold water storage and distribution systems -

Thermal insulation to walls, floor and roof - Internal doors and ironmongery - Internal joinery and fittings (e.g kitchen fittings and wardrobes) - Electrical fittings,

controls and accessories - Wall tiling, Dry lining, painting -

Central heating boilers, radiators and controls -

Staircases, Balustrading and handrails

Mechanical ventilation (e.g. Extractor fans) - Sanitary ware and taps - Shower controls - Electrical and gas appliances (e.g Oven, hob, hood and integrated appliances, fridge freezer.

Covered for 10 Years - Soil and waste pipe work below ground - External brickwork rendering or cladding -

Foundations, ground floor joists, beams or slab and damp proof courses

Double glazing - Roof structure - Roof covering (e.g Tiling or felting) - Internal walls and partition - Floor screeds and floor boarding - Load bearing masonry, lintels and framing.

Intermediate floors (e.g structural concrete or timber)

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Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074537)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(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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