

# first for homes

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Contact Allan England's Team

01592 752 944



Sauchie Place, Kinglassie

**Offers over £259,000**

# Sauchie Place, Kinglassie

Stunning Upgraded 5-Bedroom Detached Villa Modern Throughout With 2 Driveways and Beautifully Landscaped Gardens. Situated Within The Desirable Village of Kinglassie!

Allan England's award winning team at first for homes are proud to welcome to the market this stunning 5-bed Detached Villa built by Bellway Homes and situated within the Village of Kinglassie. The property has been tastefully upgraded throughout and offers lovely bright and spacious, versatile family living space comprising on the ground floor: entrance hall, family lounge with bay window formation, stunning upgraded kitchen/diner with patio doors leading out to rear gardens, utility room, cloaks/WC, large storage area with access to cupboard housing boiler and space for freezer and tumble dryer along with storage area. Former Garage now a beautiful bedroom 5/family room. The upper level offers: master bedroom with upgraded en-suite shower room, 3 further bedrooms all with fitted wardrobes a further cupboard in bedroom 3 housing a newly fitted water tank. Beautifully upgraded family bathroom. Externally, there is a mono-block driveway to the front with space for 2 cars and a further driveway to the side for 1 additional car. There are beautifully presented landscaped gardens to the front, side and rear. Summer House and Shed can be negotiated separately. Early viewing is highly recommended to ensure you don't miss out!

HOME REPORT VALUE £270,000  
EPC RATING C  
COUNCIL TAX BAND E

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Kinglassie is a popular residential area with a wealth of amenities including local shopping and primary school whilst only being a few miles from Kirkcaldy and Brechin which boast the level of services you would expect from larger towns. Fully renovated Family Home close by allowing easy access to Edinburgh and all major local towns.

- Desirable Village of Kinglassie
- 3-Car Driveway
- Landscaped Gardens Front, Side & Rear
- Family Bathroom, En-suite Shower & Cloaks/WC
- Early Viewing Advised
- HOME REPORT VALUE £270,000
- EPC RATING C
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**SITUATION - Kinglassie**

**ENTRANCE HALLWAY**

**FAMILY LOUNGE**

17'0" x 13'2" (approx) (5.20 x 4.02m (approx))

**KITCHEN / DINER**

19'4" x 11'3" (approx) (5.91 x 3.44m (approx))

**UTILITY**

5'6" x 5'6" (approx) (1.68 x 1.70m (approx))

**CLOAKS W/C**

**5TH BEDROOM / SECOND LOUNGE**

12'11" x 8'2" (approx) (3.96 x 2.50m (approx))

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

14'7" x 10'1" (approx) (4.45 x 3.08m (approx))

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

13'1" x 8'3" (approx) (4.00 x 2.53m (approx))

**BEDROOM 3**

9'3" x 8'7" (approx) (2.82 x 2.64m (approx))

**BEDROOM 4**

10'3" x 8'7" (approx) (3.14 x 2.63m (approx))

**FAMILY BATHROOM**

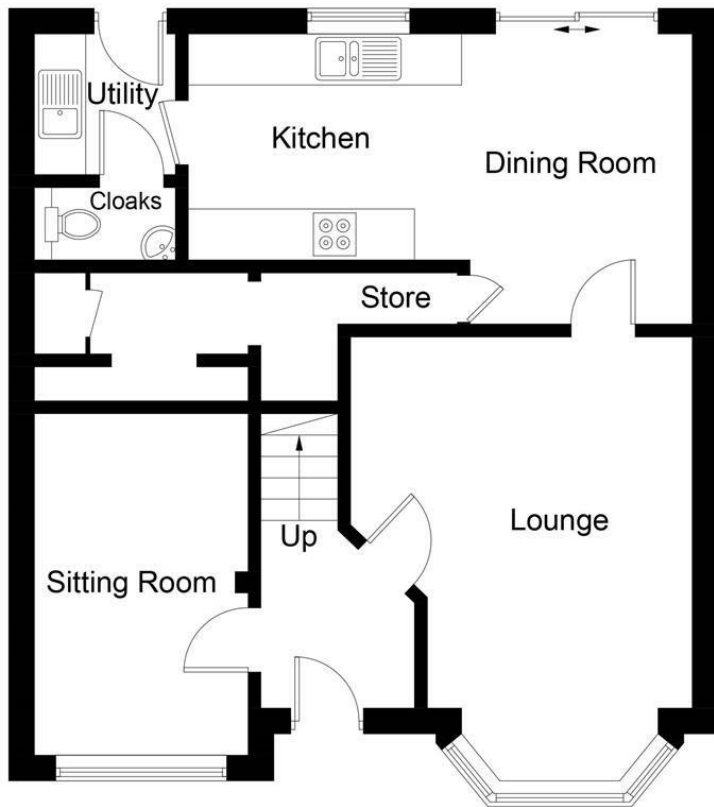
7'4" x 5'5" (approx) (2.24 x 1.67m (approx))

**MONOBLOCK DRIVEWAY FOR 2 CARS**

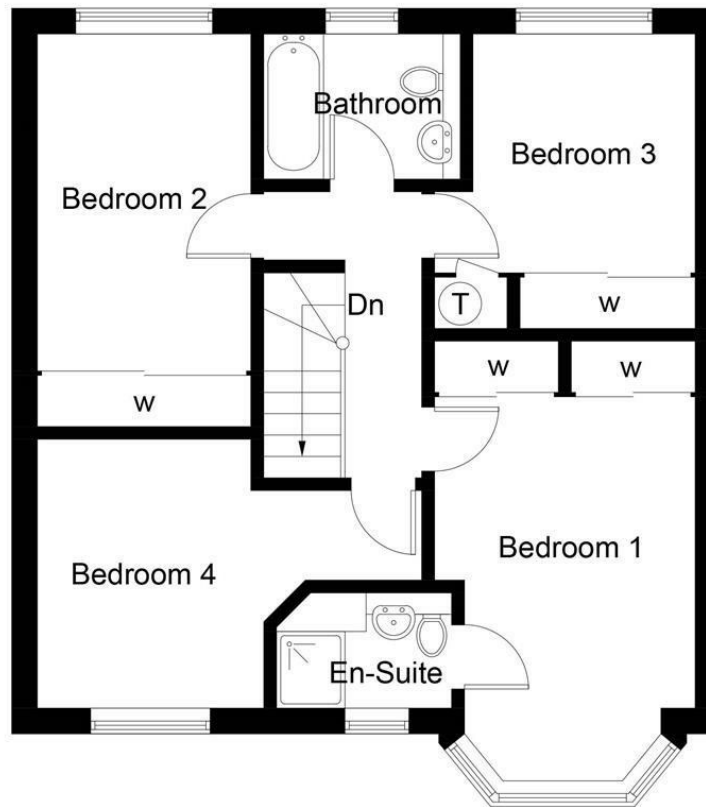
**FURTHER DRIVEWAY TO THE SIDE**

**LANDSCAPED REAR, FRONT AND SIDE GARDENS**

**INFORMATION**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1064839)

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

### Selling Your Home?

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