

# first for homes

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Contact Allan England's Team

01592 752 944



Maree Way, Glenrothes

**Offers over £469,995**



# Maree Way, Glenrothes

Stunning 6-Bedroom Detached Villa With Picturesque Garden Grounds Located Within A Quiet-Cul-De-Sac Setting!

Allan England's award winning team at first for homes are proud to welcome to the market this stunning 6-bed Detached Villa situated at the bottom of a quiet cul-de-sac in the North of Glenrothes. The property offers beautifully presented versatile family living accommodation comprising: entrance hall, family lounge, dining room, open-plan kitchen/diner/family room/utility room (with a new floor-standing Worcester boiler fitted May 2024) and double patio doors leading out to rear garden. Bedroom 6 is situated on the ground floor level which was formerly part of the double garage. Ground floor family bathroom. The upper level offers a generous master bedroom with double patio doors leading out to rear balcony, built in triple wardrobes and en-suite master bathroom, bedroom 2 with en-suite shower room, 3 further bedrooms and family shower room. Externally, there are beautifully picturesque garden grounds, off-street parking for between 8-10 cars and a single garage with power and lighting. Viewing is essential to fully appreciate all this stunning Family Home has to offer! Don't miss out!

EPC RATING - C

COUNCIL TAX BAND - F

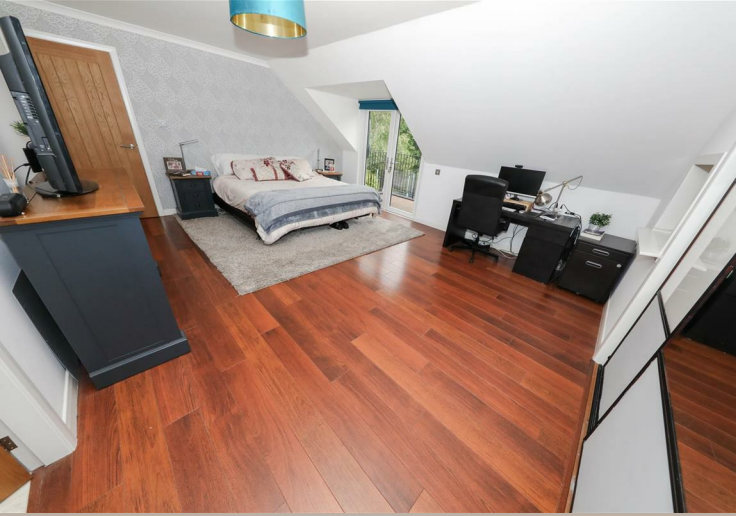
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Glenrothes is regarded as one of the most successful Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods and a multi-screen cinema. Glenrothes boasts its very own 18-hole Golf course and both Primary and Secondary schooling are available. For the commuter the A92 allows swift access to Edinburgh and there are railway stations at both Thornton and Markinch.

- Stunning 6 Bed Detached Family Villa
- Beautiful Picturesque Gardens
- Parking For 8-10 Cars & Single Garage
- Generous Master Bedroom With Balcony
- Family Bathroom, Family Shower Room & 2 En-suites
- Open-Plan Kitchen/Dining/Family Room & Utility
- Floor-Standing Worcester Boiler Fitted May 2024
- Beautiful Walks around the Countryside on your doorstep
- EPC RATING - C
- COUNCIL TAX BAND - F







## SITUATION – Glenrothes

### ENTRANCE HALL

**FAMILY LOUNGE** 20'0" x 13'9" approx. (6.10m x 4.20m approx.)

### FAMILY DINING ROOM

12'11" x 9'6" approx. (3.96m x 2.90m approx.)

### OPEN-PLAN KITCHEN / DINING / FAMILY ROOM / UTILITY

48'8" x 11'2" approx. (14.85m x 3.42m approx.)

### FLOOR-STANDING WORCESTER GAS BOILER FITTED IN MAY

**BEDROOM 6** 14'7" x 9'6" approx. (4.46m x 2.92m approx.)

### FAMILY BATHROOM

7'2" x 6'5" approx. (2.20m x 1.98m approx.)

### UPPER LEVEL

### MASTER BEDROOM

17'7" x 14'8" approx. (5.36m x 4.48m approx.)

### MASTER BALCONY

### MASTER EN-SUITE BATHROOM

9'7" x 8'5" approx. (2.94m x 2.57m approx.)

**BEDROOM 2** 11'5" x 11'3" approx. (3.48m x 3.44m approx.)

### EN-SUITE SHOWER ROOM

7'8" x 5'4" approx. (2.34m x 1.64m approx.)

**BEDROOM 3** 11'5" x 10'5" approx. (3.48m x 3.18m approx.)

**BEDROOM 4** 10'11" x 9'8" approx. (3.34m x 2.97m approx.)

**BEDROOM 5** 11'3" x 11'3" approx. (3.45m x 3.44m approx.)

### FAMILY SHOWER ROOM

10'3" x 6'5" approx. (3.13m x 1.96m approx.)

**SINGLE GARAGE** 17'0" x 9'10" approx. (5.20m x 3m approx.)

### PARKING FOR 8-10 CARS

### GENEROUS GARDEN GROUNDS

### INFORMATION





## 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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**first for trust**



**first for service**



**first for aftercare**

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