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Contact Allan England's Team

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Ballingall Park, Glenrothes

**Offers over £270,000**

# Ballingall Park, Glenrothes

Beautiful 4 Bedroom Detached Family Villa With Integral Single Garage And Driveway Situated In The Sought After Area Of Balgeddie, Glenrothes.

Allan England's team at First For Homes are proud to welcome to the market this beautiful 4 bedroom family villa with integral single garage and 2 car driveway situated in a sought after location in Glenrothes of Balgeddie. This spacious villa boasts versatile living accommodation for all the family. The ground floor comprises of: entrance hallway with beautiful oak flooring which provides access to lounge, kitchen, dining room, built in under the stairs cupboard and stairs to the upper level. This family home benefits from a spacious lounge with beautiful bay window to the front and double doors leading to the dining room which offers patio doors leading to the rear garden grounds. The downstairs level also provides a family kitchen with integrated appliances which leads into the utility room providing access to rear garden and to integral single garage. The property also benefits from a wc/cloaks on the ground level. The upper level of this family home boasts access to the 4 generous bedrooms, family bathroom, built-in storage cupboard and attic space. The master bedroom provides a walk-in wardrobe and en-suite and the 3 further bedrooms all offer spacious built-in wardrobes. The upper level also provides a family bathroom.

Externally this property provides landscaped front garden grounds, 2 car monoblock driveway with potential to extend, electric vehicle charging point and access to integral single garage via electric door. To the rear of the property the gardens grounds offer a decking area and lawn with a rear gate providing access to the woodlands. Viewing is essential to appreciate all this beautiful home has to offer! Don't miss out!

EPC Rating - C  
Council Tax Band - F  
Home Report Value - £285,000

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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.

- Beautiful 4 Bedroom Family Villa
- Sought After Location Of Balgeddie, Glenrothes
- 2 Car Driveway, Integral Garage & EV Charging Point
- Spacious lounge With Bay Window To Front
- Kitchen & Utility With Separate Dining Area
- Master Bedroom With Walk-in Wardrobe & En-Suite
- 3 Further Generous Bedrooms With Built-In Wardrobes
- EPC Rating - C
- Council Tax Band - F
- Home Report Value - £285,000





## SITUATION – Glenrothes

### ENTRANCE HALLWAY

**LOUNGE** 18'6" x 11'10" approx (5.65m x 3.63m approx)

**KITCHEN** 11'9" x 9'2" approx (3.60m x 2.81m approx)

### UTILITY ROOM

9'3" x 5'2" approx (2.84m x 1.60m approx)

### DINING ROOM

11'10" x 7'4" approx (3.63m x 2.25m approx)

### WC/CLOAKS

### STAIRS TO UPPER LEVEL

### MASTER BEDROOM

13'1" x 10'11" approx (4.00m x 3.35m approx)

### EN-SUITE

### BEDROOM 2

13'7" x 12'3" approx (widest point) (4.15m x 3.75m approx (widest point))

### BEDROOM 3

12'9" x 8'7" approx (3.90m x 2.63m approx)

### BEDROOM 4

9'11" x 8'9" approx (3.04m x 2.68m approx)

### FAMILY BATHROOM

7'3" x 6'8" approx (2.23m x 2.05m approx)

### SINGLE INTEGRAL GARAGE

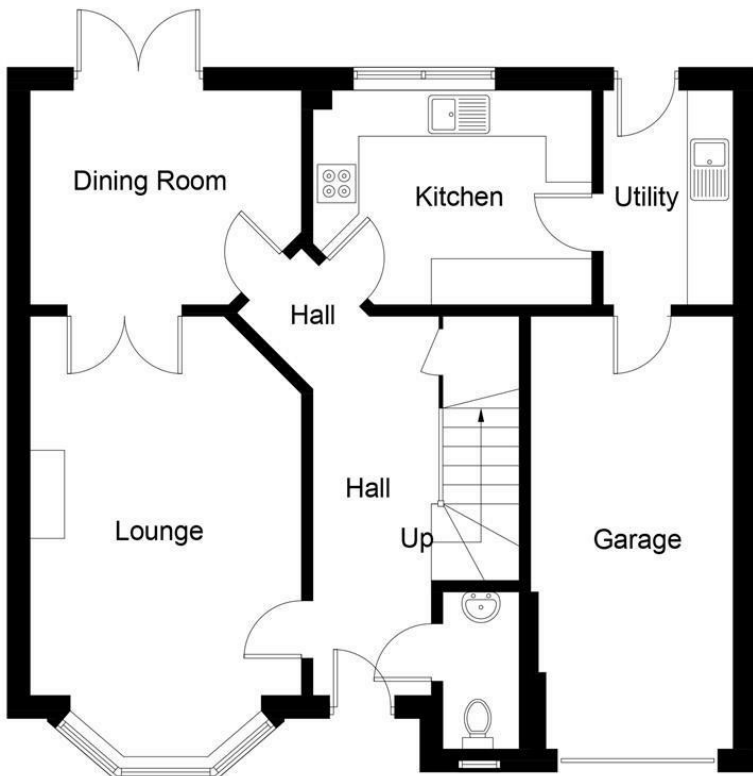
18'4" x 7'1" approx (5.60m x 2.18m approx)

### 2 CAR DRIVEWAY (Potential to Extend)

### LANDSCAPED FRONT AND REAR GARDEN GROUNDS

### INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1114664)

## 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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