

# first for homes

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Contact Allan England's Team

01592 752 944



Balfour Gardens, Glenrothes  
**Offers over £234,995**



# Balfour Gardens, Glenrothes

Welcome to Balfour Gardens, a stunning 4 bedroom detached family villa offering a single garage and 2 car driveway. Situated in the popular area of Pitteuchar and conveniently located in close proximity to local amenities including Fife College & Michael Woods Sports Centre.

Allan England's Team at First For Homes are delighted to welcome to the market this beautifully presented 4 bedroom detached villa situated in the highly sought-after area of Pitteuchar. This fantastic family home offers versatile living accommodation for all the family and comprises on the ground level of: entrance hallway with storage cupboard, spacious lounge/diner boasting patio doors leading to the lovely rear garden grounds, well-appointed kitchen and w/c cloaks. The upper level of this fantastic home boasts a master bedroom with en-suite shower room and built-in cupboard, 3 further generous bedrooms and family bathroom.

Externally this beautiful property provides appealing south facing garden grounds offering decking, lawn and patio area. The front of the property provides a driveway for 2 cars and a single garage. Viewing is essential to fully appreciate all this fantastic home has to offer.

Home Report Value - £245,000

EPC Rating - C

Council Tax Band - E

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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.







## SITUATION – Glenrothes

### ENTRANCE HALLWAY

### LOUNGE/DINER

20'4" x 11'1" approx (6.20m x 3.38m approx)

**KITCHEN** 10'8" x 6'9" approx (3.26m x 2.08m approx)

### WC/CLOAKS

### STAIRS TO UPPER LEVEL

### MASTER BEDROOM

11'5" x 9'10" approx (3.48m x 3.02m approx)

**EN-SUITE** 7'3" x 4'4" approx (2.21m x 1.33m approx)

### BEDROOM 2

11'3" x 9'3" approx (3.43m x 2.84m approx)

### BEDROOM 3

11'3" x 10'8" approx (3.43m x 3.26m approx)

### BEDROOM 4

10'7" x 8'10" approx (3.25m x 2.71m approx)

**BATHROOM** 7'1" x 6'2" approx (2.18m x 1.88m approx)

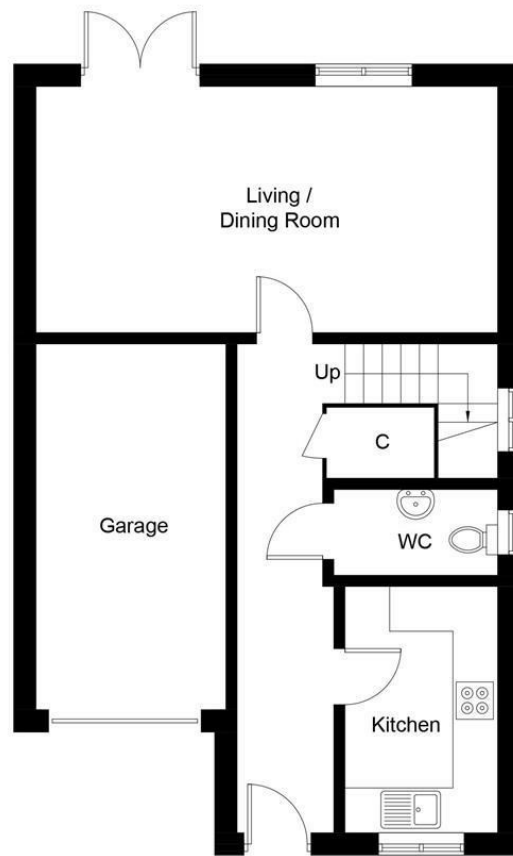
### FRONT & REAR GARDEN GROUNDS

### SINGLE GARAGE

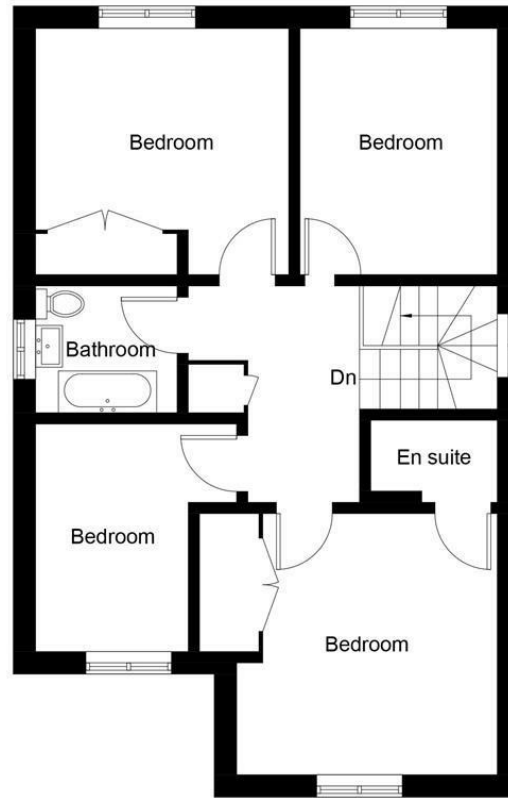
### 2 CAR MONO-BLOCK DRIVEWAY

### INFORMATION





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125075)

## 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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