

first for homes

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Balfour Gardens, Glenrothes
Offers over £194,995

Balfour Gardens, Glenrothes

Discover this beautiful 3 bedroom semi-detached family villa offering a single garage and 2 car driveway. Located at Balfour Gardens, this fantastic property is situated in the popular area of Pitteuchar, Glenrothes and conveniently located in close proximity to local amenities including Fife College & Michael Woods Sports Centre.

Allan England's Award Winning Team at First For Homes are delighted to welcome to the market this stunning 3 bedroom semi-detached villa situated in the highly sought-after area of Pitteuchar, Glenrothes. This fantastic family home offers versatile living accommodation and comprises on the ground level of: entrance hallway, beautiful lounge, well-appointed kitchen/diner boasting patio doors leading to the lovely rear garden grounds and wc/cloaks. The upper level of this fantastic home boasts a master bedroom with en-suite shower room and built-in double wardrobes, 2 further generous bedrooms providing built-in wardrobes and family bathroom.

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

Home Report Value - £200,000

EPC Rating - C

Council Tax Band - D

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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 13'6" x 10'2" approx (4.14m x 3.12m approx)

KITCHEN 13'11" x 9'0" approx (4.26m x 2.76m approx)

WC/CLOAKS

STAIRS TO UPPER LEVEL

MASTER BEDROOM

16'9" x 10'0" approx (at widest points) (5.11m x 3.06m approx (at widest points))

EN-SUITE 6'3" x 6'0" approx (1.92m x 1.83m approx)

BEDROOM 2

10'3" x 10'3" approx (3.14m x 3.13m approx)

BEDROOM 3

10'4" x 7'10" approx (3.15m x 2.40m approx)

BATHROOM 7'0" x 6'0" approx (2.14m x 1.83m approx)

SINGLE GARAGE

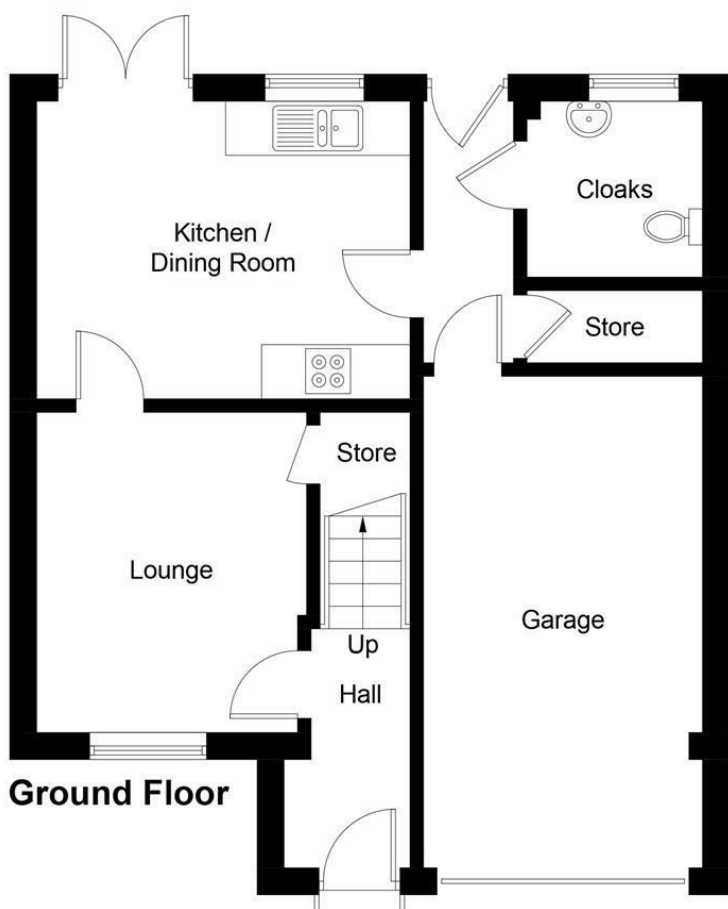
19'8" x 9'8" approx (6.00m x 2.97m approx)

DRIVEWAY TO FRONT

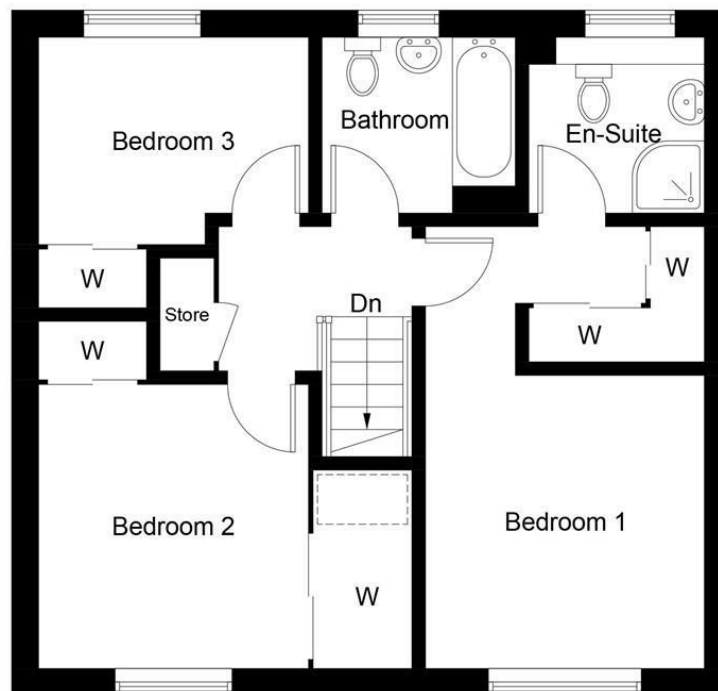
FRONT AND REAR GARDEN GROUNDS

INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1127065)

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.

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