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Contact Allan England's Team

01592 752 944



Ballingall Park, Glenrothes

Offers over £284,995

Ballingall Park, Glenrothes

Welcome to Ballingal Park, a lovely spacious 5 Bedroom 3 Public Detached Family Villa With 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 5/6 bedroom family villa with single garage and 2/3 car driveway situated in a sought after location in Glenrothes of Balgeddie.

Built by Carronvale Homes in 2006. Size approx 165sqm this property is a lovely spacious family villa boasting versatile living accommodation for all the family. The ground floor comprises of: entrance hallway, spacious lounge, family kitchen, dining room, utility area, cloaks/WC. The upper level of this family home boasts access to the 5 generous bedrooms, master with en-suite, 4-piece family bathroom. Externally this property provides to the front 2/3 car mono-block driveway with potential to extend into the laid to lawn area, access to single garage. To the rear of the property the gardens grounds offer a laid to lawn and patio area .

Viewing is essential to appreciate all this spacious has to offer! Don't miss out!

EPC Rating - C
Council Tax Band - G
Home Report Value - £295,000

First for Service, First for Trust, First for Aftercare

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 16'8" x 11'6" (approx) (5.10m x 3.51m (approx))

KITCHEN 13'0" x 10'5" (approx) (3.98m x 3.18m (approx))

UTILITY ROOM

WC/CLOAKS

DINING ROOM

11'6" x 10'5" (approx) (3.51m x 3.20m (approx))

SECOND LOUNGE

15'7" x 11'5" (approx) (4.75m x 3.50m (approx))

STAIRS TO UPPER LEVEL

MASTER BEDROOM 1

13'1" x 11'6" (approx) (4.00m x 3.51m (approx))

MASTER EN-SUITE

7'6" x 6'10" (approx) (2.30m x 2.10m (approx))

BEDROOM 2 9'6" x 7'6" (approx) (2.90m x 2.30m (approx))

BEDROOM 3

9'11" x 9'11" (approx) (3.03m x 3.03m (approx))

BEDROOM 4

11'6" x 7'8" (approx) (3.51m x 2.36m (approx))

BEDROOM 5

9'11" x 8'7" (approx) (3.04m x 2.638m (approx))

FAMILY BATHROOM 4-PIECE

7'7" x 6'10" (approx) (2.32m x 2.10m (approx))

SINGLE GARAGE

2/3 CAR DRIVEWAY

FRONT & REAR GARDENS

INFORMATION

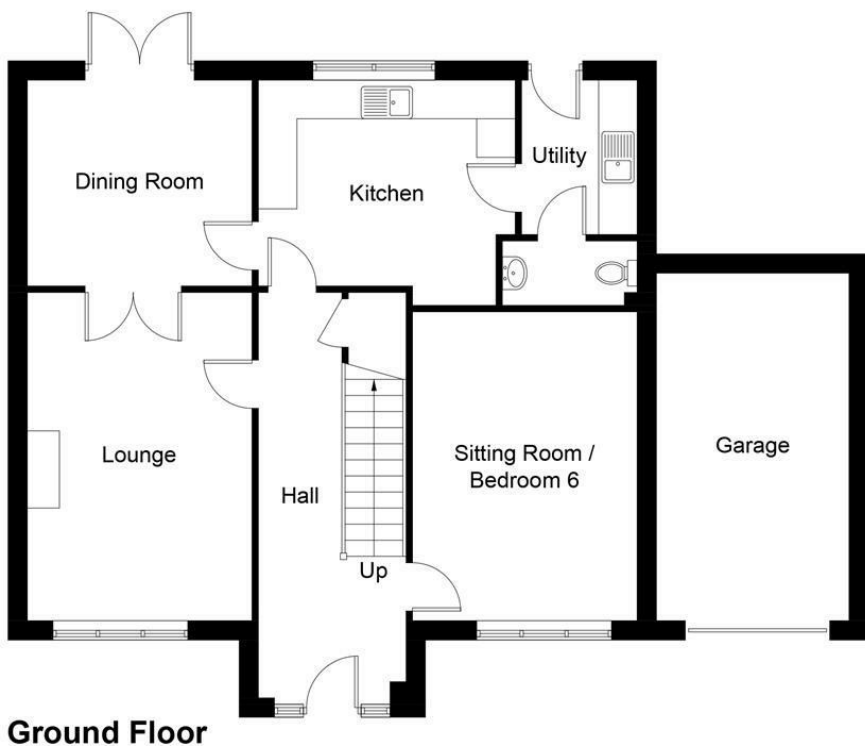


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1173313)

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

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