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Contact Allan England's Team

**01592 752 944**



Drumlie Gardens, Glenrothes

**Offers over £485,000**

# Drumlie Gardens, Glenrothes

WOW! - 242sqm of Family Living Accommodation In A Fantastic Area Of Glenrothes!

Offering an abundance of versatile living space, this outstanding extended spacious family home at Drumlie Gardens provides the perfect balance of comfort and style. With 6 generously sized bedrooms and 4 public rooms, it is ideal for large families or those who love to entertain. Situated in the highly desirable area of Finglassie, Glenrothes, this Detached Villa ensures both privacy and convenience, making it a truly exceptional home for modern family living!

Allan England's award winning team at first for homes are proud to welcome to the market this one-of-kind Detached Family Villa offering generously proportioned, versatile accommodation comprising on the ground floor level: entrance vestibule, welcoming entrance hall, family room, spacious lounge extension with feature log burner and patio doors to rear and side, open-plan kitchen/diner, down-stairs bedroom (currently used as dining room), cloaks/WC, utility room, 2nd lounge and further down-stairs bedroom with en-suite.

The upper level of this exceptional home offers a stunning and generously sized master bedroom, complete with a large walk-in dressing area and en-suite facilities. In addition, there are three further well-proportioned bedrooms and a modern family shower room. The property showcases high-quality oak doors, skirtings, and surrounds throughout, adding a touch of elegance. The windows have been recently replaced, enhancing the home's energy efficiency and appeal. Furthermore, the property has been thoughtfully extended to both the side and rear, providing even more space for family living. Externally, the property boasts well-maintained gardens to the front, complemented by a spacious 5-6 car mono-block driveway. To the rear, you'll find beautifully landscaped south-facing gardens, complete with a Summerhouse/Garden Room, perfect for relaxing or entertaining.

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COUNCIL TAX F

SITUATION - 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 VESTIBULE

ENTRANCE HALL

FAMILY ROOM

11'9" x 11'10" approx. (3.60m x 3.62m approx.)

LOUNGE EXTENSION

17'9" x 17'9" approx. (5.42m x 5.42m approx.)

OPEN-PLAN KITCHEN / DINER

19'8" x 10'4" approx. (6m x 3.17m approx.)

GROUND FLOOR BEDROOM

19'5" x 14'7" approx. (5.92m x 4.46m approx.)

CLOAKS / WC

5'9" x 5'6" approx. (1.76m x 1.70m approx.)

FORMER GARAGE CONVERSION:

UTILITY ROOM

8'6" x 4'10" approx. (2.61m x 1.48m approx.)

LOUNGE

16'9" x 8'0" approx. (5.11 x 2.44m approx.)

BEDROOM

11'11" x 7'4" approx. (3.64m x 2.24m approx.)

ENSUITE

9'10" x 4'5"n approx. (3.01m x 1.35n approx.)

UPPER LEVEL

GENEROUS MASTER BEDROOM

22'11" x 16'2" approx. (7.01m x 4.94m approx.)

WALK-IN DRESSING ROOM

13'3" x 8'8" approx. (4.06m x 2.65m approx.)

MASTER EN-SUITE

8'2" x 5'9" approx. (2.50m x 1.77m approx.)

BEDROOM

10'10" x 9'6" approx. (3.31m x 2.92m approx. )

BEDROOM

10'6" x 9'6" approx. (3.22m x 2.90m approx. )

BEDROOM

9'7" x 9'3" approx. (2.94m x 2.82m approx.)

FAMILY SHOWER ROOM

8'0" x 5'3" approx. (2.46m x 1.62m approx.)

FRONT GARDEN

5-6 CAR DRIVEWAY

SOUTH-FACING REAR GARDEN

SUMMER HOUSE / GARDEN ROOM

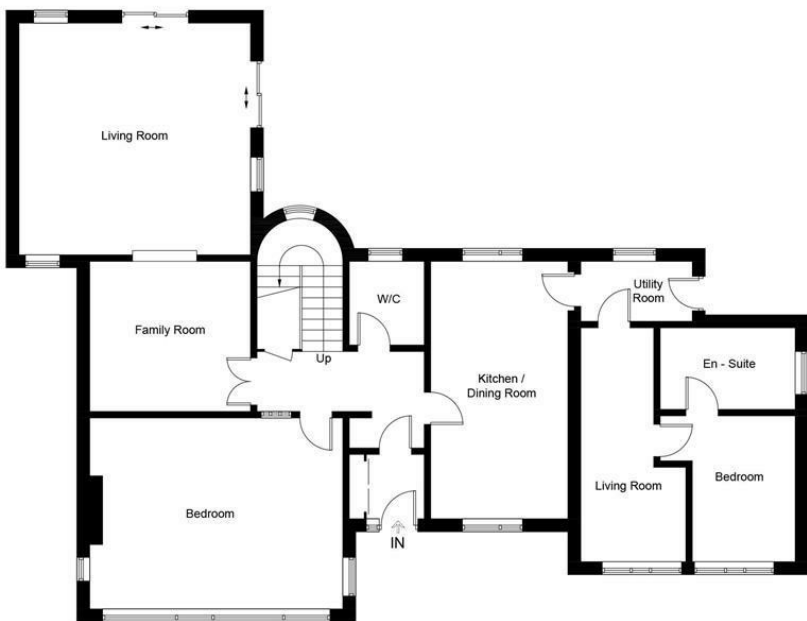
OUTSIDE POWER/WATER TAP/2 ADDITIONAL SHEDS

REPLACEMENT GAS BOILER - July 2020

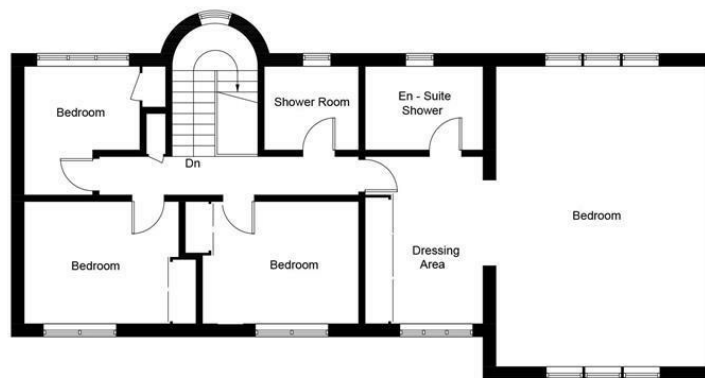
INFORMATION

REPLACEMENT WINDOWS & DOORS - November 2022

REPLACEMENT VELUX WINDOWS IN BEDROOM - August 2024



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1175170)

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## 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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