

# first for homes

first for property in life - [firstforhomes.co.uk](https://www.firstforhomes.co.uk)

Contact Allan England's Team

01592 752 944



Garry Court, Glenrothes

**Offers over £285,995**



# Garry Court, Glenrothes

Lovely 5-Bed Detached Family Home with Garage & Driveway and Lovely Landscaped Gardens! Wonderful family home offer an abundance of space! Sought After Area of Coull, Glenrothes

Allan England's award winning team at first for homes are proud to welcome to the market this well-presented 5-bed Detached Villa situated within the desirable area of Coull, in the North End of Glenrothes. The property offers versatile family living accommodation comprising on the ground floor level: entrance hall, family lounge, kitchen/diner with patio doors to rear garden (kitchen upgraded 3 years ago), utility room with access to integral garage and downstairs cloaks/WC. The upper level comprises: master bedroom with en-suite shower room, 4 further bedrooms and family shower room. The windows were upgraded approximately 3 years ago and the "Worcester" boiler was installed approximately 4 years ago.

Externally, there are garden grounds to the front, side and rear, a driveway to accommodate 4 cars and a single garage with up-and-over door. Viewing is essential to fully appreciate all this fantastic family home has to offer. Don't miss out!

HOME REPORT VALUE £300,000

EPC RATING C

COUNCIL TAX BAND F

Call first for homes - first for trust... first for service... 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 HALL**

### **FAMILY LOUNGE**

16'11" x 13'9" approx. (5.18m x 4.20m approx.)

### **KITCHEN / DINER**

25'3" x 11'4" approx. (7.72m x 3.47m approx.)

### **UTILITY ROOM**

9'8" x 7'2" approx. (2.96m x 2.20m approx.)

### **INTEGRAL SINGLE GARAGE**

17'0" x 9'8" approx. (5.20m x 2.97m approx.)

### **CLOAKS / WC**

6'3" x 4'10" approx. (1.92m x 1.48m approx.)

### **UPPER LEVEL**

### **MASTER BEDROOM**

11'5" x 11'4" approx. (3.50m x 3.46m approx.)

### **EN-SUITE SHOWER ROOM**

7'8" x 6'3" approx. (2.35m x 1.91m approx.)

### **BEDROOM 2**

14'8" x 9'10" approx. (4.48m x 3m approx.)

### **BEDROOM 3**

11'4" x 11'3" approx. (3.46m x 3.45m approx.)

### **BEDROOM 4**

11'3" x 11'3" approx. (3.44m x 3.43m approx.)

### **BEDROOM 5**

9'8" x 9'8" approx. (2.97m x 2.95m approx.)

### **FAMILY SHOWER ROOM**

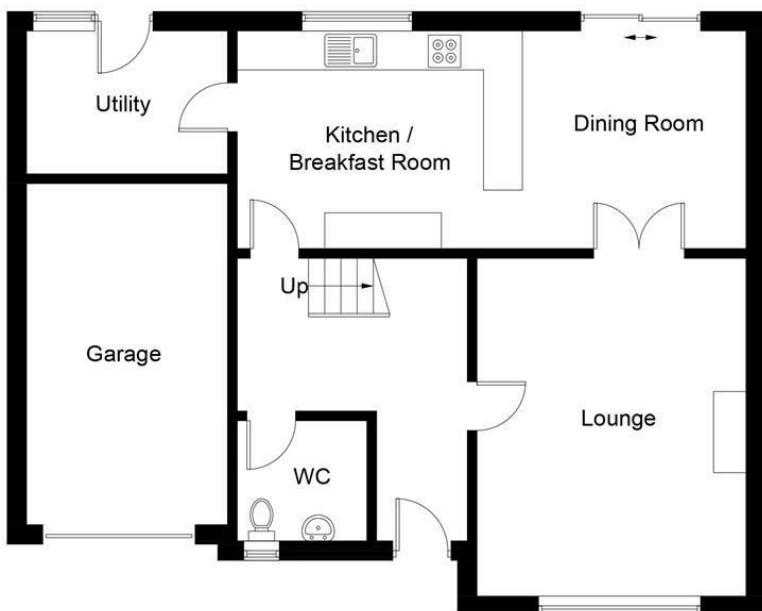
11'3" x 6'5" approx. (3.43m x 1.97m approx.)

### **DRIVEWAY TO ACCOMMODATE 4 CARS**

### **GARDENS FRONT, SIDE & REAR**

### **INFORMATION**





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1183665)

## 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?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



**first for trust**



**first for service**



**first for aftercare**

**first for homes**  
first for property in life - [firstforhomes.co.uk](http://firstforhomes.co.uk)

Contact Allan England's Team  
**01592 752 944**

32 North Street, Glenrothes, Fife KY7 5NA  
Fax: 01592 807947  
[sales@firstforhomes.co.uk](mailto:sales@firstforhomes.co.uk)  
[www.firstforhomes.co.uk](http://www.firstforhomes.co.uk)