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Contact Allan England's Team

01592 752 944



Hazel Place, Leslie

**Offers over £187,000**



# Hazel Place, Leslie

Welcome To Hazel Place, A Beautifully Presented 4-Bed Semi-Detached Villa With Double Side Extension, Single Garage & 3 Car Driveway, Situated Within The Popular Village of Leslie!

Allan England's award winning team at first for homes are proud to welcome to the market this move in condition, 4-Bed Semi-Detached Villa with double extension, situated within a desirable area of Leslie. The property offers versatile living space for the whole family comprising on the ground level: extended entrance vestibule, spacious entrance hallway, welcoming open plan lounge/diner with electric feature fire, well appointed kitchen with an abundance of floor standing and wall mounted units as well as integrated fridge/freezer, gas hob/range cooker and electric oven/microwave 1 year old and convenient utility room. Stairs to the upper level provide master bedroom with access to en-suite shower room, bedrooms 2 & 3 with double built in wardrobes and bedroom 4, the upper level is completed with a modern family shower room.

Externally, there are easily maintained garden grounds to the front, side and rear with chipped and paved areas, a monoblock driveway providing off-street parking for up to 3 cars as well as a single garage with up and over door, power/lighting. The garage is home to a new combi boiler in 2023. Early viewing is highly recommended to ensure you don't miss out!

HOME REPORT VALUE- £195,000

EPC RATING- C

COUNCIL TAX BAND-B (will be re evaluated for new buyer since extension added)

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Leslie provides a range of local amenities including shops, restaurants and Primary School. Leslie is adjacent to Glenrothes which 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. 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 - Leslie**

**ENTRANCE VESTIBULE**

**ENTRANCE HALLWAY**

**OPEN PLAN LOUNGE/DINER**

21'6" x 16'3" (approx) (6.57m x 4.96m (approx))

**KITCHEN**

15'3" x 9'10" (approx) (4.66m x 3.01m (approx))

**UTILITY ROOM**

9'11" x 5'0" (approx) (3.04m x 1.54m (approx))

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

14'2" x 9'8" (approx) (4.34m x 2.96m (approx))

**EN-SUITE SHOWER ROOM**

9'10" x 6'5" (approx) (3.00m x 1.96m (approx))

**BEDROOM 2**

11'7" x 9'11" (approx) (3.55m x 3.03m (approx))

**BEDROOM 3**

9'3" x 8'7" (approx) (2.83m x 2.63m (approx))

**BEDROOM 4**

9'8" x 7'8" (approx) (2.97m x 2.35m (approx))

**FAMILY SHOWER ROOM**

7'9" x 5'2" (approx) (2.38m x 1.58m (approx))

**SINGLE GARAGE**

15'5" x 10'3" (approx) (4.70m x 3.13m (approx))

**3 CAR DRIVEWAY**

**FRONT & REAR GARDENS**

**INFORMATION**



## 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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**first for trust**



**first for service**



**first for aftercare**

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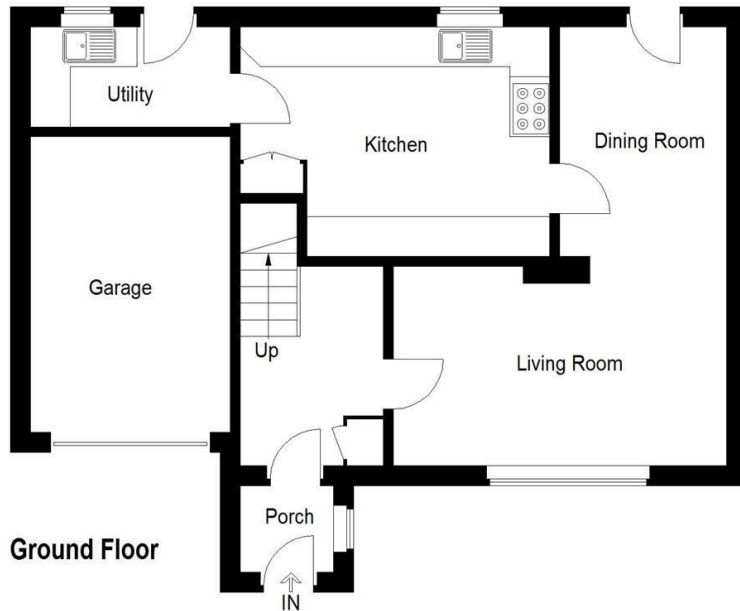


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1190723)

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