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Contact Allan England's Team

01592 752 944



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**FOR
SALE**

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Laggan Crescent, Glenrothes
Offers over £299,995

 *Premium Property*

Laggan Crescent, Glenrothes



Stunning Spacious Luxury 5-Bed Detached Family Villa Boasting Double Garage & 3 Car Driveway In Sought After Area Of Pitcairn, North Glenrothes!

Allan England's award winning team at first for homes are proud to welcome to the market this delightful 5-Bed Detached Family Villa situated within the desirable area of Pitcairn, North Glenrothes. The property offers versatile family living accommodation comprising: entrance vestibule, spacious entrance hall, inviting lounge with Georgian style ceiling, bright dining room, beautifully upgraded kitchen with integrated wine cooler, dishwasher, double oven & induction hob, downstairs bedroom 5 and WC/cloaks. The upper level of this stunning property provides master bedroom with 4 built in wardrobes, further double wardrobes and velux windows, leading to upgraded en-suite shower room. Further along the hall you will find 3 further generous bedrooms, additional en-suite and upgraded family bathroom.

Externally there are generous gardens to the front, side and rear with laid to lawn area and part wall part fence surround, 3 car monoblock driveway and double garage with electric door, power and lighting. Early viewing is highly recommended to ensure you don't miss out. Pitcairn is a sought after area with wonderful woodland walks, close to bus links and local amenities.

HOME REPORT VALUE- £320,000

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.

• Separate Dining Room & Downstairs Bedroom

• Family Bathroom, 2 En-Suites & WC

• Front, Side & Rear Gardens

• Sought After Area Of Pitcairn, North Glenrothes

• EPC Rating- C

• Council Tax Band- F

• Home Report Value- £320,000





SITUATION – Glenrothes

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

LOUNGE
16'9" x 13'10" (approx) (5.12m x 4.24m (approx))

DINING ROOM
10'9" x 10'5" (approx) (3.30m x 3.20m (approx))

KITCHEN 16'4" x 10'4" (approx) (4.98m x 3.15m (approx))

BEDROOM 5 DOWNSTAIRS
13'3" x 9'6" (approx) (4.05m x 2.91m (approx))

WC/CLOAKS

STAIRS TO UPPER LEVEL

MASTER BEDROOM 1
19'2" x 13'1" (approx) (5.85m x 4.00m (approx))

MASTER EN-SUITE
6'2" x 5'10" (approx) (1.88m x 1.80m (approx))

BEDROOM 2
11'6" x 9'10" (approx) (3.51m x 3.02m (approx))

2ND EN-SUITE
7'5" x 5'6" (approx) (2.28m x 1.70m (approx))

BEDROOM 3
10'4" x 9'10" (approx) (3.16m x 3.02m (approx))

BEDROOM 4
10'4" x 9'10" (approx) (3.15m x 3.00m (approx))

FAMILY BATHROOM
6'8" x 5'6" (approx) (2.04m x 1.68m (approx))

DOUBLE GARAGE
20'8" x 18'3" (approx) (6.30m x 5.58m (approx))

3 CAR DRIVEWAY

FRONT, SIDE & REAR GARDENS

INFORMATION



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		81
(81-91) B	74		(81-91) B	70	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.

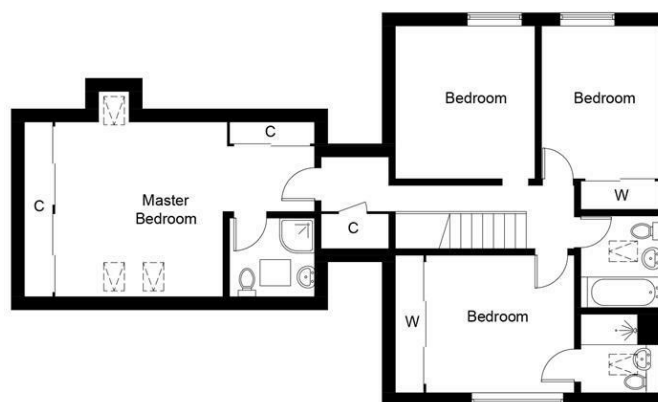
FREE Valuation

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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1194207)