

# first for homes

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Contact Allan England's Team

01592 752 944



Lochnagar Court, Glenrothes

**Offers over £309,995**



# Lochnagar Court, Glenrothes

Bright, Spacious, Versatile Family Home With 5 Bedrooms, 3 Public Rooms & Generous Driveway Within Sought-After Area of Glenrothes!

Allan England's award winning team at first for homes are proud to welcome to the market this generously proportioned 5-Bed Detached Family Villa situated within the desirable area of Pitcairn, North Glenrothes. The property offers versatile family living with accommodation comprising on the ground floor level: entrance vestibule, entrance hall, family lounge with feature gas fire, dining room with patio doors to rear conservatory, kitchen, utility room, rear porch, family room with patio doors out to garden (formerly part of double garage), bedroom 5 (formerly part of double garage), conservatory and 2 x cloaks/WC, both conveniently located on the ground floor level.

The upper level offers further accommodation comprising: 4 additional bedrooms and family bathroom. Externally, there boasts a generous mono-block driveway providing off-street parking for around 6 cars, space to the side of the property to erect a garage (subject to planning consents). Gardens to the front, sides and rear. Early viewing essential to fully appreciate all this amazing home has to offer.

HOME REPORT VALUE £320,000

EPC RATING C

COUNCIL TAX BAND F

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**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 LOUNGE**

17'7" x 12'4" approx. (5.38m x 3.76m approx.)

**DINING ROOM**

12'1" x 10'10" approx. (3.69m x 3.32m approx.)

**KITCHEN**

16'4" x 8'9" aprox. (5m x 2.67m approx.)

**UTILITY ROOM** 11'11" x 8'0" approx. (3.64m x 2.44m approx.)

**REAR PORCH**

**FAMILY ROOM**

16'3" x 7'8" approx. (widest points) (4.97m x 2.35m approx. (widest points))

**BEDROOM 5** 10'2" x 9'1" approx. (3.10m x 2.78m approx.)

**CLOAKS / WC**

**CONSERVATORY**

18'4" x 13'6" approx. (5.60m x 4.13m approx.)

**CLOAKS / WC**

**UPPER LEVEL**

**BEDROOM 1** 13'4", x 9'6" approx. (4.08, x 2.91m approx.)

**BEDROOM 2** 12'8" x 8'3" approx. (3.88m x 2.52m approx.)

**BEDROOM 3** 11'4" x 9'6" approx. (3.47m x 2.91m approx.)

**BEDROOM 4** 10'2" x 8'10" aprox. (3.11m x 2.71m aprox.)

**FAMILY BATHROOM**

10'1" x 8'4" approx. (3.08m x 2.55m approx.)

**6-CAR DRIVEWAY**

**GENEROUS GARDEN GROUNDS**

**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

### 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.

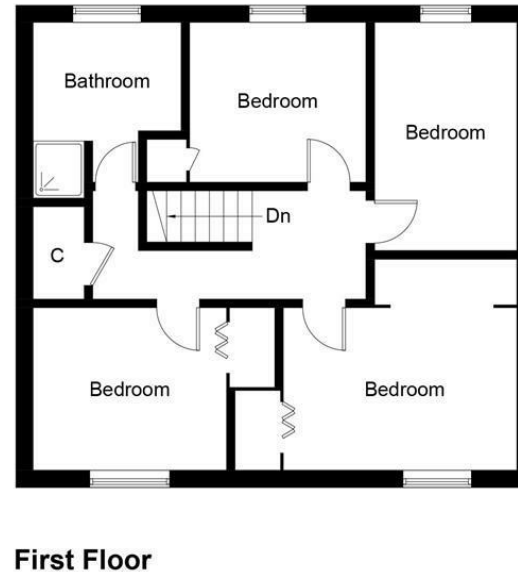
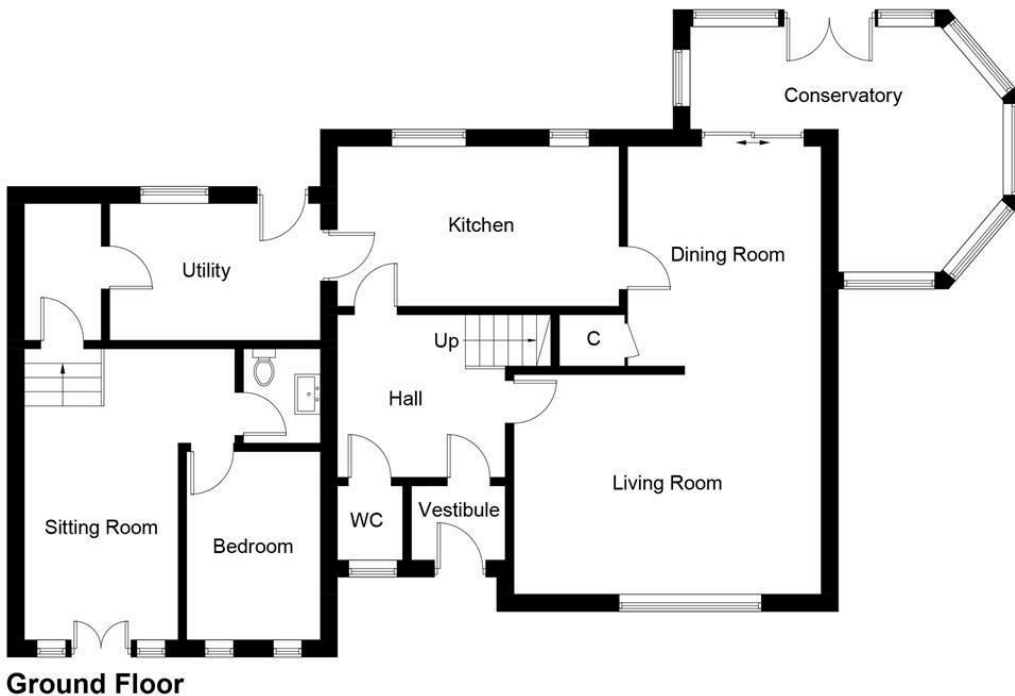


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1213213)

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**first for trust**



**first for service**



**first for aftercare**