

first for homes

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Contact Allan England's Team
01592 752 944



Darnaway Drive, Glenrothes
Offers over £247,000



Darnaway Drive, Glenrothes



Wonderful Darnaway Drive - Exceptional 4-Bed Detached Family Villa With 2 Car Driveway & Single Garage, In A Sought-After Central Location of Balfarg, Glenrothes!

Allan England's award winning team at first for homes are proud to welcome to the market this Exceptional Bright & Spacious 4-Bed Detached Family Villa situated within Balfarg, Glenrothes. The property offers versatile living accommodation for the whole family comprises on the ground floor level: entrance vestibule, entrance hall, welcoming family lounge, modern kitchen with breakfast bar, ample worktop space with wall mounted/floor standing units as well as integrated appliances, utility room, dining room and cloaks/WC. The upper level offers a master bedroom leading to en-suite shower room, 3 further bedrooms and family bathroom.

Externally, there is an driveway providing off-street parking for 2 cars to the front , a single garage and a generous private easily maintained rear garden.

Early viewing is essential to ensure you don't miss out on this beautiful family home! Finished to an impeccably high standard throughout, the property is ready for you to move into.

HOME REPORT VALUE - £255,000

EPC RATING- C

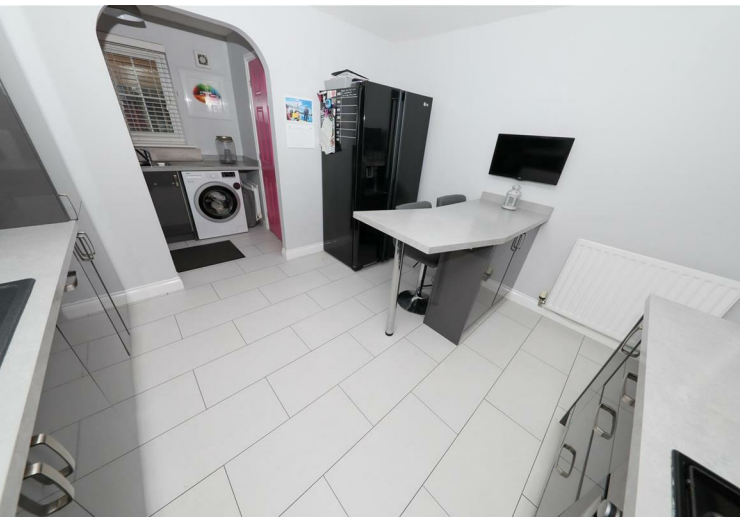
COUNCIL TAX BAND- E

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.

- Dining Room with Patio Doors to Garden
- 3 Car Driveway & Single Garage
- Breakfasting Kitchen & Utility Room
- Desirable Area of Balfarg, North Glenrothes
- Viewing Essential
- HOME REPORT- £255,000
- EPC RATING- C
- COUNCIL TAX BAND- E





SITUATION – Glenrothes

ENTRANCE HALLWAY

FAMILY LOUNGE
14'5" x 12'4" approx. (4.41m x 3.77m approx.)

DINING ROOM
11'2" x 8'0" approx. (3.42m x 2.45m approx.)

BREAKFASTING KITCHEN
11'2" x 10'10" approx. (3.42m x 3.31m approx.)

UTILITY ROOM
7'1" x 5'2" approx. (2.18m x 1.58m approx.)

CLOAKS / WC

UPPER LEVEL

BEDROOM 1
11'8" x 9'8" approx. (3.57m x 2.96m approx.)

EN-SUITE

BEDROOM 2
11'5" x 8'10" approx. (3.48m x 2.70m approx.)

BEDROOM 3
9'5" x 9'0" approx. (2.89m x 2.76m approx.)

BEDROOM 4
12'7" x 10'1" approx. (3.85m x 3.08m approx.)

FAMILY BATHROOM
6'6" x 6'1" approx. (2m x 1.87m approx.)

3- CAR DRIVEWAY

SINGLE GARAGE

GARDEN GROUNDS

INFORMATION



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	CurrentPotential	Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	7882	(69-80) C	7979
(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	
ScotlandEU Directive 2002/91/EC		ScotlandEU Directive 2002/91/EC	

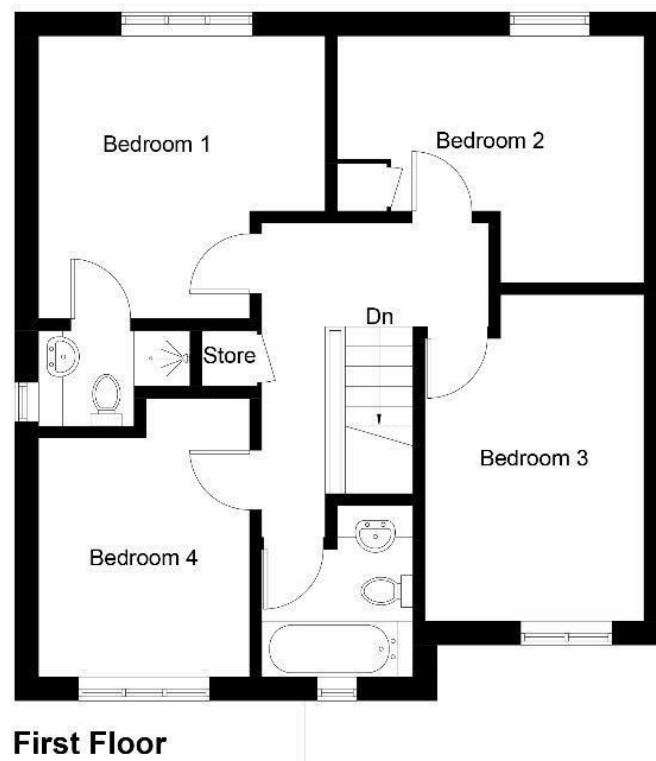


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216630)

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