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Contact Allan England's Team
01592 752 944



Munro Court, Glenrothes
Offers over £299,995

 *Premium Property*

Munro Court, Glenrothes



WOW! Don't Miss Out On This Impressive Family Home – A stunning 3-Bedroom Extended Detached Bungalow with an abundance of upgrades, double garage, and two driveways, all set within a quiet cul-de-sac in one of the most sought-after areas of Glenrothes.

Allan England's award-winning team at First for Homes are delighted to bring to the market this exceptional extended bungalow, located in the desirable Forresters Lodge area of North Glenrothes. Offering versatile and spacious accommodation, the property comprises: welcoming entrance hall, bright family lounge, elegant glass conservatory with argon-filled Pilkington style blue glass roof, custom-fitted kitchen with Silestone worktops and high-quality integrated appliances, separate utility room, family dining room, master bedroom with en-suite shower room, two further generous bedrooms, and a spacious family bathroom with separate shower.

Externally, the property is equally impressive with beautifully landscaped, low-maintenance gardens, two driveways providing parking for approximately 5 cars, and a double garage featuring an electric door, power, LED lighting, and a fully insulated exercise/office/store space to the rear. Recent upgrades include: newly replaced roof, PVC soffits, gutters and downpipes, 13 solar panels generating approx. upto £1000 saving, Vent-Axia Heat Recovery System, newly installed argon-filled energy-efficient windows, replacement boiler/water tank and radiators, plus a new composite front door and garage side door.

This outstanding home has been meticulously upgraded and maintained to the highest standard, offering modern living in a highly desirable location. Viewing is essential to fully appreciate everything this fantastic family home has to offer – you won't want to miss out!

- Stunning Extended 3 Bedroom Detached Bungalow with an abundance of upgraded features
- Wow Factor of a Stunning Glass Conservatory with Argon Filled Pilkington Blue Glass Roof
- Custom Fitted Kitchen with Integrated Appliances and Silestone Worktops, Separate Utility Room
- 3 Double Bedrooms - Master En-Suite Showerroom, Lounge, Dining Room, Family Bathroom
- Fully Insulated External Exercise/Office Room
- Double Garage with Hermann Sectional Electric Powered Garage with Power and Light
- 2 Driveways to accommodate approx 5 cars
- EPC Rating B, Solar Panels
- Council Tax E
- Home Report Value £320,000





SITUATION – Glenrothes
ENTRANCE HALLWAY
FAMILY LOUNGE
16'3" x 13'8" approx (4.97m x 4.18 approx)
FAMILY DINING ROOM
12'8" x 9'10" approx (3.87m x 3.02m approx)
MODERN KITCHEN/BREAKFASTING
12'6" x 11'11" approx (3.83m x 3.64m approx)
UTILITY ROOM
9'2" x 5'6" approx (2.81m x 1.70m approx)
GLASS CONSERVATORY
15'7" x 15'3" approx (4.77m x 4.67m approx)
BEDROOM 1
12'0" x 10'10" approx (3.66m x 3.31m approx)



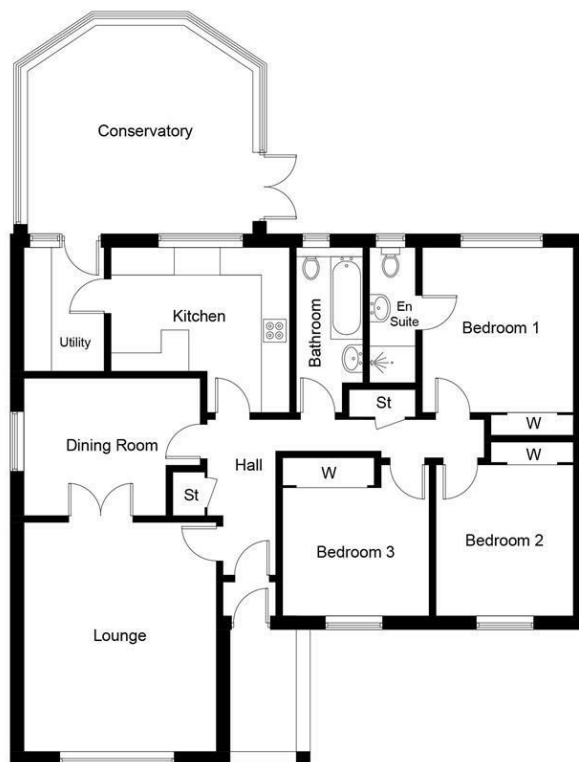
EN-SUITE SHOWERROOM
BEDROOM 2
10'7" x 9'10" approx (3.25m x 3.02m approx)
BEDROOM 3
10'7" x 10'5" approx (3.25m x 3.20m approx)
FAMILY BATHROOM WITH SEPERATE SHOWER
11'10" x 5'8" approx (3.62m x 1.75m approx)
DOUBLE GARAGE
18'5" x 17'9" approx (5.62m x 5.43m approx)
EXTERNAL EXERCISE/OFFICE ROOM
13'3" x 7'6" approx (4.06m x 2.31m approx)



2 DRIVEWAYS - APPROX 5 CARS
ARGON FILLED WINDOW PANES
HEATING & PLUMBING
13 SOLAR PANELS & SMART METERS
VENT-AXIA HEAT RECOVERY SYSTEM INSTALLED
NEW ROOF/CLARKING/PVC
SOLAR PANELS DOWNPOUTS
AT

EXTERNAL POWER TO GARDEN & EXTERNAL WATER TAP

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			(92 plus) A		
(81-91) B			(81-91) B		
(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	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1243766)

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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Contact Allan England's Team

01592 752 944

32 North Street, Glenrothes, Fife KY7 5NA

Fax: 01592 807947

sales@firstforhomes.co.uk

www.firstforhomes.co.uk