



Napier Road, Glenrothes  
**Price £349,950**

# Napier Road, Glenrothes

THE DORNOCH - A Stunning 4-Bed Detached Villa With Garage Situated Within Riverside Development By Lomond Group!

Allan England's award winning team at first for homes welcome to the market this new build 4-bed Detached Villa situated within the desirable development of Riverside, Glenrothes, built by Lomond Group. The Dornoch is approximately 161.5m<sup>2</sup> plus garage 23.3m<sup>2</sup> and offers accommodation comprising on the ground floor level: entrance hall, open-plan lounge/diner, kitchen (integrated kitchen appliances), utility room and spacious cloaks/WC with option to add a shower enclosure. The upper level offers master bedroom with en-suite shower room, 3 double bedrooms (all with fitted wardrobes), additional storage cupboard and 4-piece family bathroom with choice of "Porcelanosa" tiles. Additional features include Oak internal doors throughout. Externally, there are turfed garden grounds to the front and top soiled to rear and solar PV panels fitted as standard. Private driveway leads to single garage with additional bike/log storage shed located at the rear. Contact first for homes for further details.

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\* Reservation Fee Applies

\* Photographs are for illustration Purposes Only

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.

- The Dornoch - A 4 Bed Detached Villa With Single Garage Built by Lomond Group
- Approximately 161.5m<sup>2</sup> plus Garage 23.3m<sup>2</sup>
- Open-Plan Family Lounge/Diner/Kitchen
- Choice Of Kitchen With Integrated Appliances
- Fully Tiled Bathroom With Choice Of Porcelanosa Tiles & Separate Shower
- En-suite Shower Room & Down-stairs Cloaks/WC With Option To Add Shower Cubicle
- Oak Internal Doors Throughout & Ample Storage Cupboards
- Solar PV Panels As Standard
- Private Driveway & Garage With Electric Doors & Additional Storage Shed To Rear
- Reservation Fee Applies





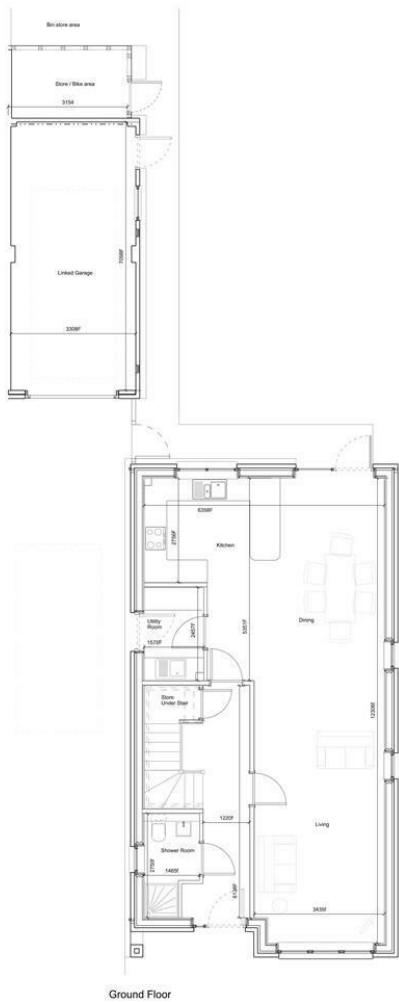
**SITUATION – Glenrothes**

**PHOTOGRAPHS (Illustration Purposes Only)**

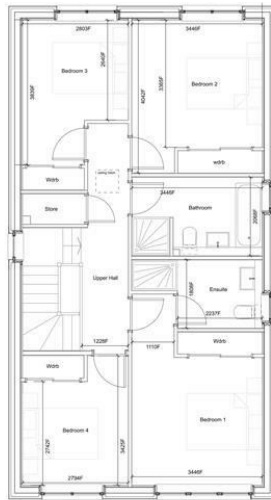
**INFORMATION**

**Images for illustration purposes only and maybe of**





Ground Floor



First Floor



## 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