



Balgeddie Park, Glenrothes

**Offers over £379,995**

# Balgeddie Park, Glenrothes

Wonderful 5 Bedroom Executive Detached Villa with Double Garage, Large Garden Room, South Facing Rear Garden, Cul-De-Sac Setting. Built by Tulloch Homes Located in Balgeddie Glenrothes

Allan England's award-winning team at First For Homes is delighted to present to the market this exceptionally spacious and immaculately presented 5-bedroom detached villa "Leven Style", located within the highly sought-after Balgeddie area of North Glenrothes. Built in 2020 by the reputable Tulloch Homes.

The ground floor boasts a welcoming entrance hall, a bright lounge with patio doors opening to the rear garden, and a stunning open-plan kitchen/dining/family area ideal for everyday living and entertaining. There is also a generous utility room providing internal access to the double garage, a large cloakroom/WC a versatile fifth bedroom or public room. The upper level features a spacious and airy landing. The master bedroom benefits from a dressing area and stylish en-suite shower room, while a second generous double bedroom also enjoys en-suite facilities. Two further double bedrooms and a contemporary family bathroom with separate bath and shower complete the upstairs layout. Property benefits from ample storage. The home is finished to a high standard throughout and sits on a generous plot with a 4-car driveway, integral double garage, and enclosed South facing rear garden offering a peaceful woodland outlook. It also boasts a large garden room with space for hot tub with power and lighting. The property also benefits from 8 solar panels. Viewing is essential to fully appreciate all this wonderful family home in the desirable location of Balgeddie has to offer. Don't miss out!

EPC RATING C

COUNCIL TAX F

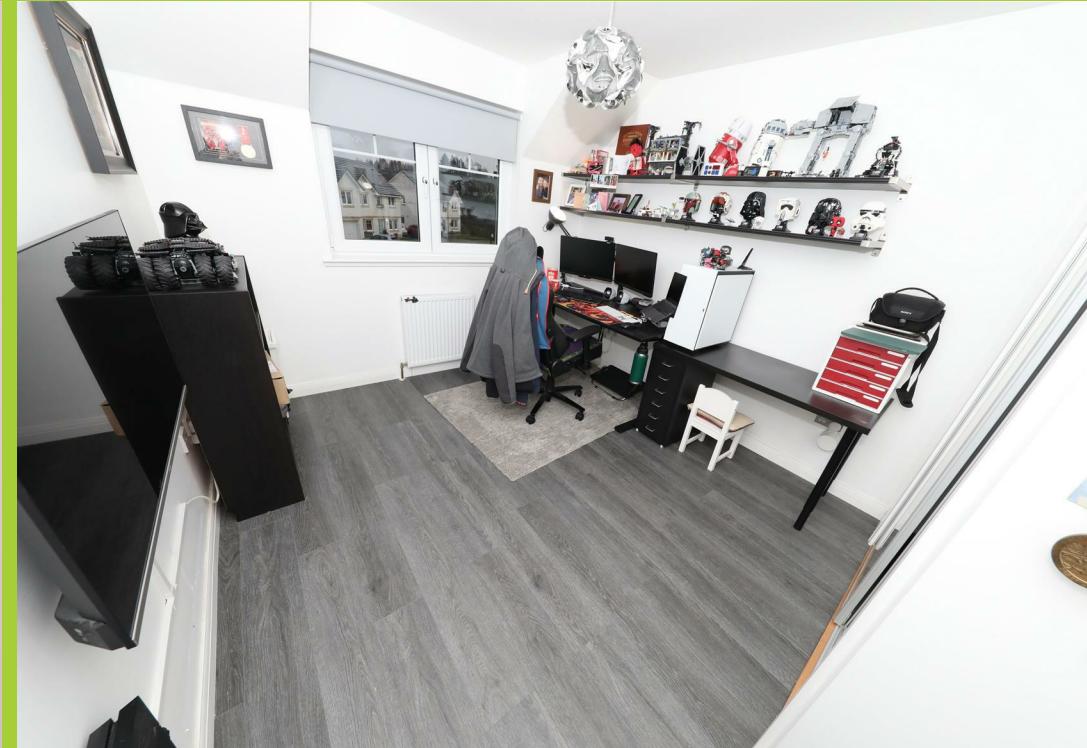
HOME REPORT VALUE £395,000

- Wonderful Beautifully Presented 5 Bedroom Detached Executive Villa Built by Tulloch Homes
- Located in the Sought After Area of Balgeddie, Glenrothes
- Substantial Bright and Spacious Family Home
- Lounge, Open Plan Kitchen/Diner, 5 Bedrooms, Family Bathroom, 2 En-suites, Cloak/WC
- Woodland Countryside Outlook to Rear
- Large Garden Room, Double Garage, 4-Car Driveway
- South Facing Rear Garden, Cul-de-Sac Setting, 8 Solar Panels
- Council Tax F
- EPC Rating C
- Home Report Value £395,000













**SITUATION – Glenrothes**

**INFORMATION**

**ENTRANCE HALLWAY**

**LOUNGE** 16'2" x 12'5" approx (4.95m x 3.80m approx)

**2ND LOUNGE/5TH BEDROOM/STUDY**

10'11" x 9'11" approx (3.35m x 3.04m approx)

**OPEN PLAN KITCHEN/DINER**

23'5" x 10'3" approx (7.16m x 3.14m approx)

**UTILITY** 10'3" x 5'11" approx (3.13m x 1.81m approx)

**CLOAK/WC**

8'5" x 8'5" approx (at widest point) (2.59m x 2.58m approx (at widest point))

**CARPETED STAIRS TO UPPER LEVEL**

**BEDROOM 1 WITH LARGE DRESSING AREA**

20'9" x 13'1" approx (6.33m x 4m approx)

**EN-SUITE SHOWERROOM**

7'3" x 6'5" approx (2.21m x 1.98m approx)

**BEDROOM 2 WITH COUNTRYSIDE VIEWS**

14'11" x 9'11" approx (4.56m x 3.03m approx)

**EN-SUITE SHOWERROOM**

8'7" x 5'10" approx (2.62m x 1.79m approx)

**BEDROOM 3** 10'9" x 8'7" approx (3.30m x 2.62m approx)

**BEDROOM 4**

12'2" x 9'10" approx (3.73m x 3.02m approx)

**FAMILY BATHROOM WITH SEPARATE SHOWER**

11'3" x 7'2" approx (3.44m x 2.20m approx)

**DOUBLE GARAGE**

**4-CAR DRIVEWAY**

**LARGE GARDEN ROOM**

22'4" x 10'10" approx (6.81m x 3.31m approx)

**GARDEN GROUNDS TO FRONT AND REAR**

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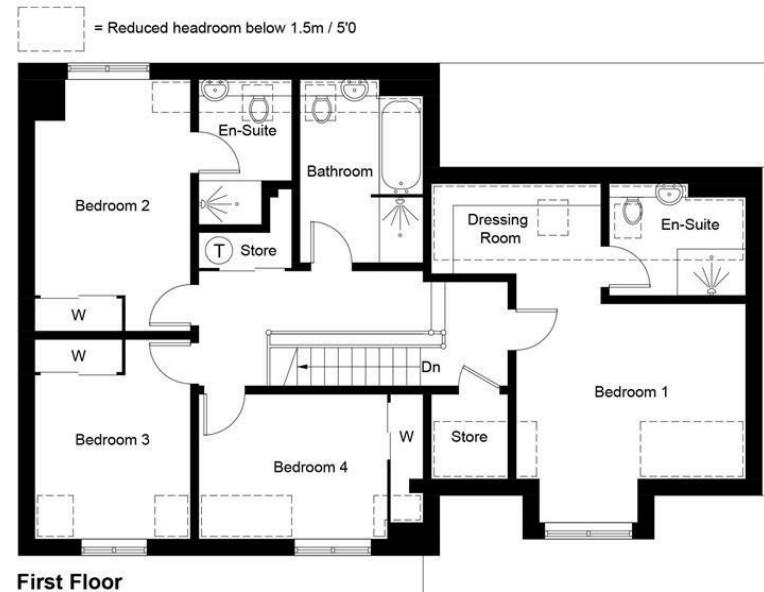


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265532)

## 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.

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