

# first for homes

first for property in life - [firstforhomes.co.uk](https://www.firstforhomes.co.uk)

Contact Allan England's Team  
**01592 752 944**



Lawder Gardens, Glenrothes  
**Offers over £255,000**

# Lawder Gardens, Glenrothes

Stunning 3-bed Detached Villa With 2-Car Driveway !

Allan England's award winning team at first for homes are proud to welcome to the market this beautifully presented, bright & spacious family home built by Keepmoat Homes in 2024, situated within a desirable area of Glenrothes. Offering move-in condition living accommodation comprising: entrance hall, family lounge, open-plan kitchen/diner with integrated appliances, cloaks/WC, master bedroom with en-suite shower room, 2 further bedrooms and family bathroom. Externally, there boasts a 2 car driveway to the side and front and rear garden with the addition of fantastic outbuilding with bi folding doors forming a family bar area! The property also benefits from solar panels and a new front door in Jan 2026. Early viewing is essential to fully appreciate all this amazing home has to offer.

HOME REPORT VALUE £265,000  
EPC RATING B  
COUNCIL TAX BAND D

Call first for homes - first for trust... first for service... first for aftercare!

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 HALLWAY**

**LOUNGE**

15'10" x 10'0" (approx) (4.83m x 3.06m (approx))

**OPEN PLAN KITCHEN/DINER**

15'10" x 10'7" (approx) (4.83m x 3.25m (approx))

**CLOAKROOM W/C**

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

12'3" x 9'10" (approx) (3.74m x 3.00m (approx))

**EN-SUITE 8'9" x 5'3" (approx) (2.69m x 1.61m (approx))**

**BEDROOM 2**

10'10" x 7'11" (approx) (3.31m x 2.42m (approx))

**BEDROOM 3**

7'7" x 6'8" (approx) (2.33m x 2.05m (approx))

**SHOWER ROOM**

7'5" x 5'8" (approx) (2.27m x 1.74m (approx))

**SPACIOUS OUTBUILDING**

18'9" x 12'2" (approx) (5.72m x 3.73m (approx))

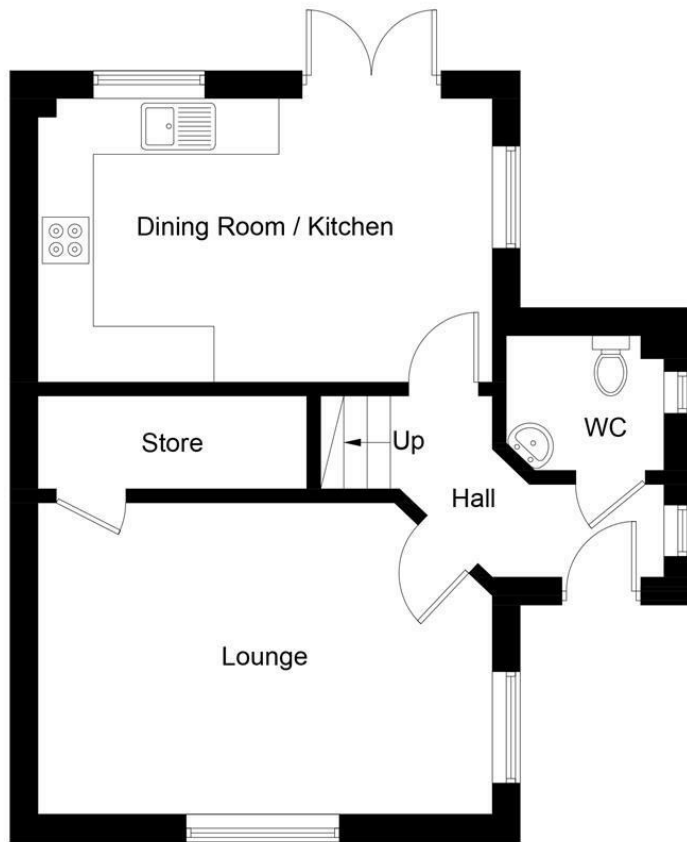
**DRIVEWAY TO SIDE**

**FRONT, SIDE AND REAR GARDEN GROUNDS**

**SOLAR PANELS**

**INFORMATION**





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290262)

## 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**

**first for homes**  
first for property in life - [firstforhomes.co.uk](http://firstforhomes.co.uk)

Contact Allan England's Team  
**01592 752 944**

32 North Street, Glenrothes, Fife KY7 5NA  
Fax: 01592 807947  
[sales@firstforhomes.co.uk](mailto:sales@firstforhomes.co.uk)  
[www.firstforhomes.co.uk](http://www.firstforhomes.co.uk)