

# first for homes

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Contact Allan England's Team

01592 752 944



Pitkevy Gardens, Glenrothes

**Offers over £257,995**



# Pitkevy Gardens, Glenrothes

Beautifully Presented 4-Bedroom Detached Family Villa with Single Garage.  
Situated In The Sought After Formonthills Area Of Glenrothes

Allan England's Award-Winning Team at First For Homes are delighted to present this beautifully presented 4 Bed Detached Family Villa, located within the highly sought-after Formonthills area of Glenrothes. Offering spacious, move-in-ready accommodation, this impressive home is ideal for modern family living. The ground floor comprises a welcoming entrance hall, a bright and spacious family lounge featuring a stylish gas fireplace, a well-appointed breakfasting kitchen with patio doors opening onto the rear garden, a separate dining room, and a convenient cloakroom/WC. Upstairs, the property boasts a spacious principal bedroom complete with an en-suite shower room, three further well-proportioned bedrooms, and a modern family bathroom. Externally, the home benefits from attractive garden grounds, a generous driveway providing off-street parking for up to four vehicles, and a single garage. Early viewing is highly recommended to avoid disappointment.

Home Report Value: £265,000

EPC Rating: D

Council Tax Band: E

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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.

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements 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.







## SITUATION – Glenrothes

### ENTRANCE HALL

### FAMILY LOUNGE

14'10" x 11'11" approx. (4.54m x 3.64m approx.)

### BREAKFASTING KITCHEN

15'6" x 8'8" approx. (4.74m x 2.66m approx.)

### FAMILY DINING ROOM

10'8" x 8'11" approx. (3.26m x 2.72m approx.)

### CLOAKS / WC

### UPPER LANDING

### MASTER BEDROOM

12'5" x 11'0" approx. (3.79m x 3.36m approx.)

### EN-SUITE SHOWER ROOM

6'2" x 5'8" approx. (longest x widest) (1.88m x 1.74m approx. (longest x widest) )

**BEDROOM 2** 10'6" x 7'5" approx. (3.22m x 2.27m approx.)

**BEDROOM 3** 13'1" x 8'10" approx. (4m x 2.71m approx.)

**BEDROOM 4** 8'2" x 7'10" approx. (2.50m x 2.40m approx.)

### FAMILY BATHROOM

7'7" x 6'6" approx. (2.33m x 2m approx.)

### 3-4 CAR DRIVEWAY

### SINGLE GARAGE WITH UP-AND-OVER DOOR

### GARDEN GROUNDS

### INFORMATION







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## 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**

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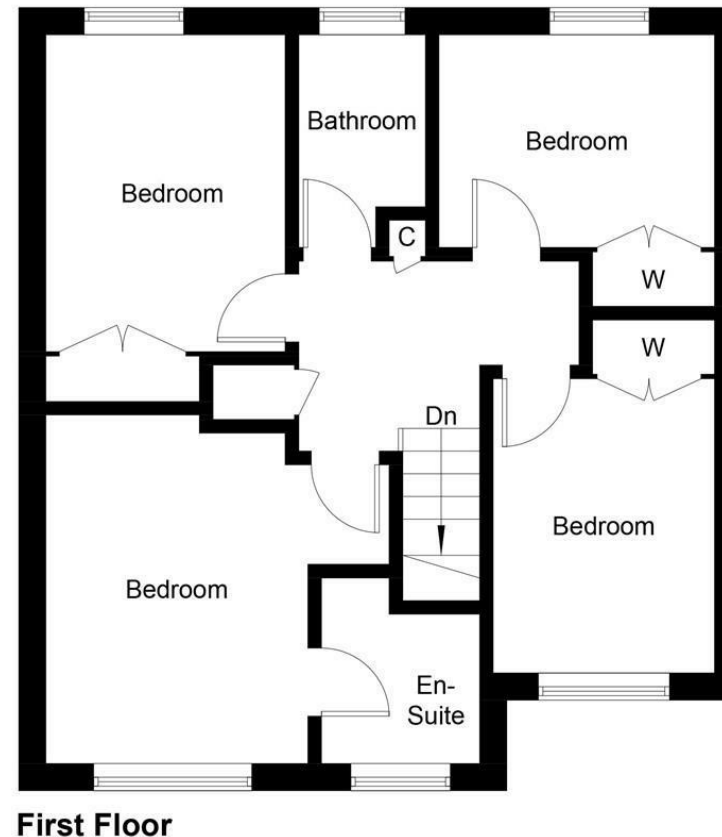
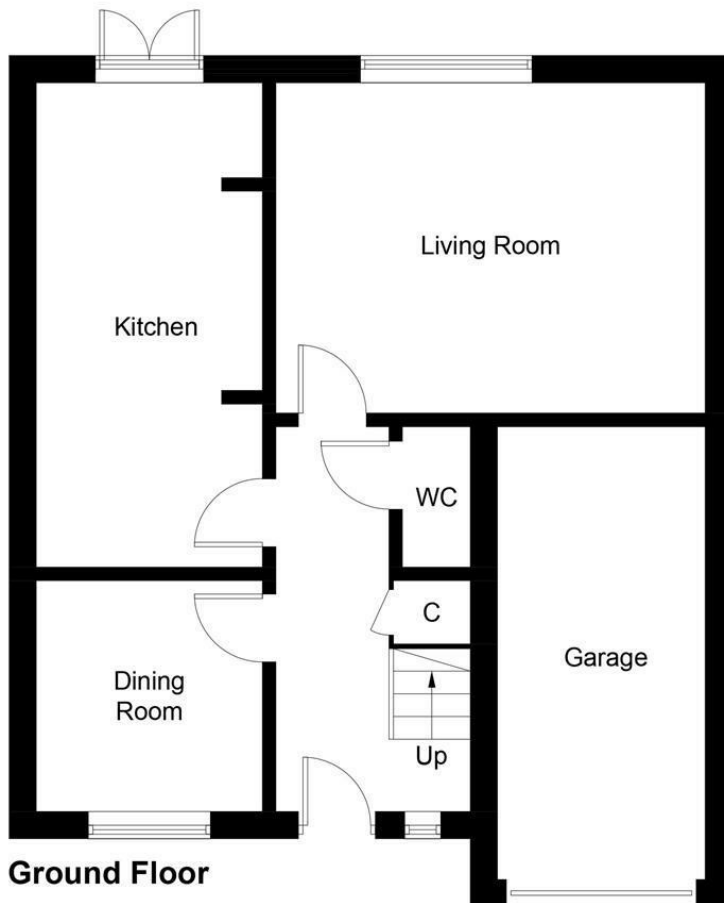


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