

first for homes

first for property in life - firstforhomes.co.uk

Contact Allan England's Team

01592 752 944



Shand Place, Auchtermuchty

Offers over £349,995

Shand Place, Auchtermuchty

Stunning Executive 4-Bedroom Detached Villa with Driveway & Garage. Situated In The Sought After Area Of Auchtermuchty!

Situated within the highly sought after Eden Brook development in the historic Royal Burgh of Auchtermuchty, this exceptional 4 Bedroom Detached Villa offers contemporary family living in a picturesque setting at the foothills of the Lomond Hills. Built by the renowned Quale Homes in 2024, "The Pinehurst" combines high quality craftsmanship with spacious, stylish interiors and outstanding energy efficient features. The welcoming entrance hallway leads to a bright and generous lounge, providing the perfect space to relax or entertain. At the heart of the home is the impressive open-plan kitchen, dining, and family area, complete with a central island and designed for modern family life. A separate utility room and convenient ground floor WC add to the home's practicality. Upstairs, you'll find four well-proportioned bedrooms, including 2 spacious double bedrooms with built-in wardrobes and contemporary en-suite shower rooms. 2 further bedrooms and a beautifully finished family bathroom. Externally, the property boasts excellent kerb appeal with a mono-block driveway providing parking for approximately 3/4 vehicles, a single garage, and well maintained front, side, and rear gardens, offering generous outdoor space for relaxing and entertaining. Further benefits include gas central heating, anthracite windows and external doors, solar panels, and the remainder of a 10-year Premier Warranty. Located within easy reach of local amenities while surrounded by stunning countryside, this outstanding home offers the perfect blend of luxury, comfort, and convenience. Early viewing is highly recommended to appreciate everything this exceptional family home has to offer.

Home Report Value: £360,000

EPC Rating: C

Council Tax Band: E

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

Auchtermuchty is an historic town nestling in the hills of north-east Fife and situated on the edge of the Howe of Fife (approximately 30 miles north of the Forth Road Bridge and within easy reach of Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Aberdeen is only an hour and a half away by car and Inverness takes just over two hours.) Auchtermuchty has a strong sense of community, sustaining several sports clubs, and an active theatre group. 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 - Auchtermuchty

ENTRANCE HALLWAY

LOUNGE 15'1" x 10'7" (approx) (4.62m x 3.23m (approx))

OPEN PLAN KITCHEN/DINER/FAMILY AREA
17'6" x 15'1" (approx) (5.34m x 4.61m (approx))

UTILITY 9'4" x 6'9" (approx) (2.86m x 2.06m (approx))

CLOAKROOM W/C
5'5" x 5'4" (approx) (1.66m x 1.64m (approx))

STAIRS TOO UPPER LEVEL

BEDROOM 1 12'11" x 12'11" (approx) (3.95m x 3.96m (approx))

EN-SUITE SHOWER ROOM
8'3" x 5'0" (approx) (2.52m x 1.53m (approx))

BEDROOM 2 10'7" x 10'7" (approx) (3.25m x 3.23m (approx))

EN-SUITE SHOWER ROOM
10'6" x 4'0" (approx) (3.22m x 1.22m (approx))

BEDROOM 3 12'8" x 8'11" (approx) (3.88m x 2.73m (approx))

BEDROOM 4 11'1" x 9'10" (approx) (3.38m x 3.00m (approx))

FAMILY BATHROOM
6'11" x 5'6" (approx) (2.12m x 1.70m (approx))

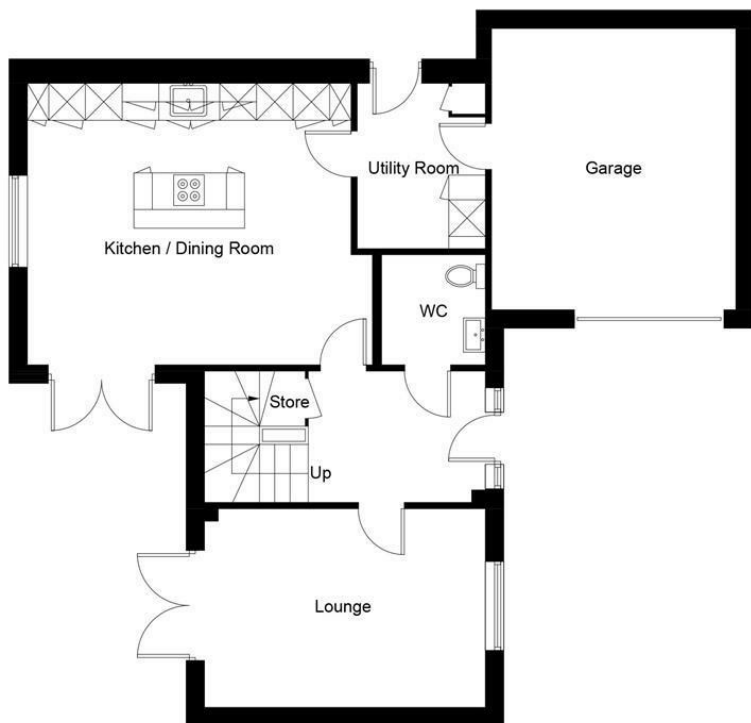
SINGLE GARAGE
18'0" x 12'5" (approx) (5.51m x 3.80m (approx))

3/4 CAR DRIVEWAY APPROX

FRONT, SIDE AND REAR GARDEN GROUNDS

INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325516)

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

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