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3 GUTHRIE COURT *GLENROTHES, KY7 6FG*

3 Guthrie Court

Welcome to this beautifully upgraded three-bedroom Detached Bungalow, nestled in the tranquil cul-de-sac of Guthrie Court, Glenrothes. This property, built in 1990, is situated in the sought-after area of Pitcairn, a highly sought-after location that is rarely available on the open market.

As you enter, you are greeted by a spacious and well-appointed layout that is all on one level, making it ideal for families or those seeking a peaceful retreat. The large reception hall leads you to a generous lounge, perfect for relaxation and entertaining. The breakfasting kitchen is a delightful space for family meals, while the dining room provides an elegant setting for more formal occasions. Additionally, a utility room adds to the convenience of this home.

The bungalow features three good-sized bedrooms, including a master bedroom complete with an en-suite shower room, ensuring privacy and comfort. A family shower room serves the other two bedrooms, making this home both functional and accommodating.

Outside, the property boasts a generous mature garden, offering a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The large mono block driveway provides ample parking for up to six vehicles, a rare find in such a desirable location.

This detached bungalow is a true gem, combining modern upgrades with a peaceful setting, making it an excellent choice for anyone looking to settle in Glenrothes. Don’t miss the opportunity to make this lovely property your new home.

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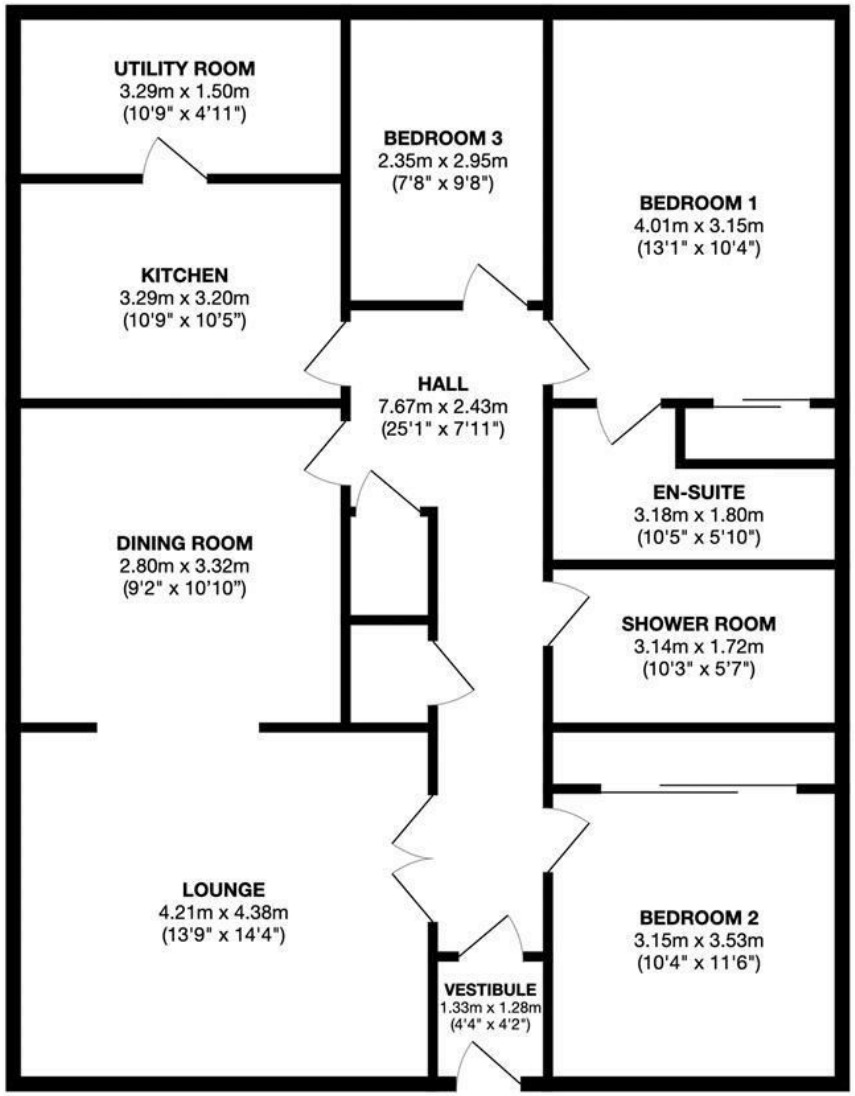
DESCRIPTION

Peacefully situated at the end of a tranquil cul-de-sac in the highly desirable area of Pitcairn, Glenrothes, this superb detached bungalow offers an exceptional living experience boasting a spacious and well-appointed all-on-the-level layout, perfect for families, young and elderly alike.

Upon entering, you are greeted by a large welcoming reception hall leading to the generous lounge that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The breakfasting kitchen and dining room are thoughtfully designed, offering ample space for family meals and gatherings. The utility room adds convenience to daily living and there are three good-sized bedrooms, including a master bedroom with an en-suite shower room. An additional shower room serves the other two bedrooms, ensuring comfort for all residents and visitors.

The property is set within extensive, beautifully landscaped mature gardens, creating a serene outdoor space for enjoyment and leisure. The large mono-block driveway offers parking for up to five vehicles, complemented by a large detached single garage offering additional storage.

The property has been beautifully maintained and refurbished and benefits from gas central heating and double glazing. Early viewing is highly recommended to avoid disappointment.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

LOCATION

Enviably situated in a quiet cul-de-sac within the desirable area of Pitcairn, close to Formonthills woodland with it's many walks and trails, this spacious Detached Bungalow is located close to a primary school, doctors surgery and shopping centre. The property is also close to a regular bus route.

Glenrothes is regarded as one of the most successful New Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods. 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.

KEY FEATURES

- Spacious Detached Bungalow
- Sought-After Location
- Beautiful Private Gardens
- Generous Lounge
- Family Dining Room
- Superb Fitted Kitchen/Breakfast Room
- Utility Room
- 3 Excellent Bedrooms
- En-Suite Shower Room
- Modern Shower Room
- Gas Heating & Double Glazing
- Large Single Garage & 6-car Mono-bloc Driveway
- Cannot Fail To Impress!

GARAGE & GARDEN GROUNDS

To the front of the property there is a large mono-blocked 6-car driveway that leads to the large single garage measuring approx. 6.63m x 3.08m (21'9" x 10'1"). The front garden is easily maintained and a wrought iron gate leads to the rear of the property where there is a large patio and beautifully landscaped garden. The garden has the most delightful variety of flowers and shrubs that will impress all who view!

EXTRAS

All fitted floor coverings, blinds and shed are included in the sale.

ARRANGE A VIEWING

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property today. 01592 303012

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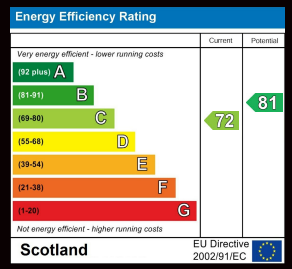

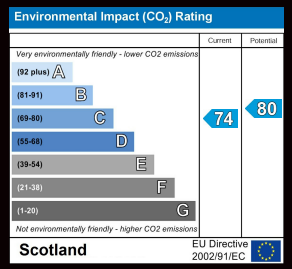

Arrange a viewing: Viewing by appointment. Please call your local Professional Estate Agent at AMAZING RESULTS!™ to see this property today on 0800 999 1565. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website AMAZINGRESULTS.com.

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