



22 Braid Drive

, Glenrothes, KY7 4ES

Offers Over £285,000



Sophistication meets serenity. Tucked away in a sought-after, residential cul-de-sac, this stunning detached executive villa offers a lifestyle of unrivalled comfort and space. From the moment you pull into the private drive, you'll sense the "wow factor." Wrapped in expansive, beautifully manicured gardens and finished to an exacting standard, this home is a masterclass in modern family living. Boasting lounge, dining room, kitchen, study/5th bedroom, downstairs toilet, four bedrooms upstairs, en suite shower/bathroom and family bathroom. Benefiting from double glazing and high-efficiency gas central heating system, it's as cosy and practical as it is grand. The gardens are a huge selling point with various attractive sections, plus driveway for multiple cars and garage.

Situated in a popular residential area of Glenrothes, you'll benefit from excellent local amenities, including shops, supermarkets, leisure facilities, and highly regarded schools. Commuting is made easy with convenient access to major road networks and public transport links. The property is set in the highly sought after South Parks precinct with good amenities close-by including schools, the town centre, Rothes Halls Theatre and Library and the Michael Woods Leisure Complex. The property is within easy reach of the A92 trunk road which provides access throughout Fife and on to Dundee, Edinburgh, Perth and beyond. There is a local extensive bus service across Fife and beyond and Train Stations are nearby at both Thornton and Markinch. The surrounding Fife countryside is ideal for outdoor pursuits including Cluny Clays Activity Centre,



Entry

Entry to this wonderful property is via attractive UPVC door with side panel into the entrance hallway.

Entrance Hallway

The entrance hallway provides access to the lounge, kitchen, study/5th bedroom and downstairs toilet. Understairs cupboard which also houses the electrics. Stairs to the upper landing.

Lounge 18'8" x 11'5" (5.7 x 3.5)

A truly breath taking space featuring full-length, floor to ceiling feature windows along the front lounge elevation, flooding the room with natural light and offering a seamless view of the lush surroundings. The lounge features a lovely fire surround with living flame gas fire. Patio sliding door out to the rear garden. Open access to the dining room.

Dining Room 11'9" x 9'6" (3.6 x 2.9)

Perfectly positioned, just off the lounge, for entertaining, offering a refined atmosphere for family Sunday roasts or sophisticated dinner parties. Also benefits from beautiful front window formations, providing an abundance of natural light.

Study/5th Bedroom 11'9" x 8'10" (3.6 x 2.7)

A versatile room located on the ground floor—ideal for a high-end home office or a convenient fifth double bedroom. Windows overlooking the front and side of the property.

Kitchen 18'0" x 15'1" (5.5 x 4.6)

What can I say! An expansive culinary haven featuring an extensive body of base and wall units and vast workspace. As if you didn't have enough storage, you also have further quality storage with double displays, shelving and bottle storage, everything you could need! Features range cooker, American fridge/freezer, integrated washing machine and dishwasher. With ample dining space, windows to the front and side, plus sliding patio doors leading directly to the rear garden, it's the perfect spot for indoor-outdoor living.

Downstairs Toilet

Handy lower level convenience with wash hand basin and toilet.

Upper Landing

Provides access to all upper bedrooms and bathroom. Shelved cupboard with double doors.

Master Bedroom 18'0" x 15'1" (5.5 x 4.6)

A generous principal bedroom with window formation overlooking the lovely rear garden. Featuring masses of storage with full length wardrobe space via quadruple sliding doors and access to the private en-suite bath/shower room.

En Suite 9'10" x 6'6" (3 x 2)

Well presented en suite comprising of bath, shower cubicle with twin head, sink with vanity unit below and toilet. Ladder radiator, light up mirror and window to the side. This is a modern, crisp and immaculate space to enjoy private bathing, whether you are a bath or shower person!

Bedroom 15'1" x 9'2" (4.6 x 2.8)

Spacious double bedroom to the front of the property with treble sliding wardrobes, offering great storage space. Access to the attic from inside the wardrobe.

Bedroom 11'9" x 11'1" (3.6 x 3.4)

Another good sized front facing bedroom with treble door wardrobes.

Bedroom 11'9" x 9'2" (3.6 x 2.8)

The fourth upper floor bedroom, situated to the side of the property.

Family Bathroom 6'2" x 5'10" (1.9 x 1.8)

Another modern, immaculate and crisp, well-appointed suite serving the upper floor with sleek fixtures and a relaxing ambiance. Comprising bath with shower attachments, sink with vanity drawer below and toilet. Ladder radiator, light up mirror and window to the side.

Gas Central Heating

Gas central heating to the property with the boiler located in bedroom three wardrobe.

Double Glazing

Double glazed windows and panes throughout.

Driveway

Generous mono bloc driveway to the side of the property, offering parking for several vehicles.

Garage

Garage with up and over door. Power and light. Side access door also into the garden,

Gardens

Such awesome garden grounds! Wrap round, extensive and beautifully maintained! Enclosed by wooden fencing and bamboo with sections of lawn, paving and backing onto woodland aspects. Please note that the metal shed is also included in the sale.

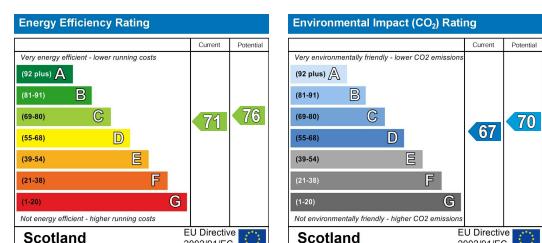
Video Tour

Please see the video tour online to appreciate the plot size and internal aspects of this fabulous family home!

Area Map



Energy Efficiency Graph



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