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Contact Allan England's Team

01592 752 944

Leslie Mains, Glenrothes

FIXED PRICE £350,000

Premium Property

Leslie Mains, Glenrothes

SIMILAR PROPERTIES REQUIRED - BUYERS MISSED OUT!

Rarely Available Charming & Beautifully Presented 2/3-Bedroom “C” Listed Extended Detached Stone-Built Cottage. Situated in a Prime Development in Leslie!

Allan England’s award-winning team at First for Homes are delighted to welcome to the market Mains Lodge, 4 Leslie Mains, a charming and beautifully presented “C” Listed stone-built Detached Cottage, set within the highly sought-after and prestigious private estate of Leslie Mains. This rarely available and characterful family home offers a wonderful blend of traditional charm and modern living, with spacious and versatile accommodation arranged over two levels. The ground floor comprises a welcoming entrance hall, bright and comfortable lounge with multi fuel burner, bedroom 3/family room with multi fuel burner, stunning open-plan kitchen and extended dining room, utility room and luxurious family bathroom. A beautiful staircase leads to the upper level, providing access to the generous master bedroom with modern en-suite shower room, a further double bedroom with fitted wardrobes, and a large walk-in storage cupboard. Externally, the property enjoys beautifully landscaped garden grounds surrounding the home, providing a private and attractive setting with excellent potential for further extension, subject to the relevant planning and building consents. There is also a private parking area providing space between four to six vehicles. Access is via a shared driveway serving one other property, with the electric gates. This exceptional property combines period character, generous accommodation and a highly desirable private setting, making it an ideal family home. Early viewing is highly recommended to fully appreciate the charm, character and exceptional accommodation on offer. Don’t miss out on this rarely available home!

EPC RATING : C
COUNCIL TAX BAND : D

SITUATION
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.

INFORMATION
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 VESTIBULE

ENTRANCE HALLWAY

LOUNGE 15'0" x 11'5" (approx) (4.58m x 3.48m (approx))

EXTENDED OPEN PLAN KITCHEN/DINER
37'7" x 9'1" (approx) (11.47m x 2.78m (approx))

UTILITY

BEDROOM 1/FAMILY ROOM (GROUND LEVEL)
14'11" x 12'11" (approx) (4.56m x 3.95m (approx))

FAMILY BATHROOM (GROUND LEVEL)

BEAUTIFUL OAK STAIRWELL LEADING TO UPPER LEVEL

BEDROOM 2 15'6" x 13'2" (approx) (4.74m x 4.03m (approx))

EN-SUITE 7'4" x 6'3" (approx) (2.26m x 1.92m (approx))

BEDROOM 3 12'11" x 11'2" (approx) (3.95m x 3.42m (approx))

LARGE WALK IN STORAGE CUPBOARD

FURTHER STORAGE CUPBOARD HOUSING BOILER

SHARED DRIVEWAY WITH ELECTRIC GATES

GARDEN GROUNDS TO FRONT, SIDE AND REAR

DRIVEWAY 4 to 6 CARS

ROOM TO EXTEND SUBJECT TO RELEVANT PLANNING

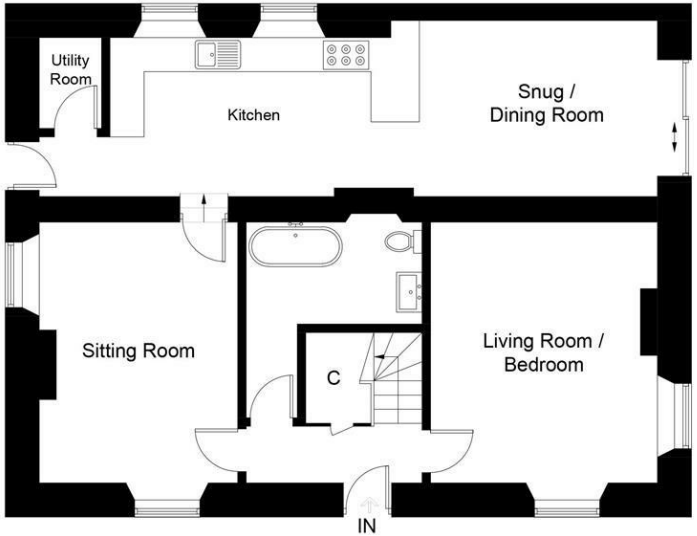
ROOF AND CHIMNEY UPGRADE 2022

STONEWORK UPGRADED 2020

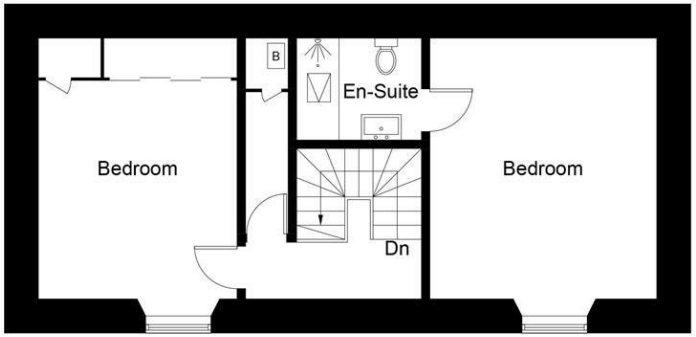
MULTI FUEL BURNERS INSTALLED 2022

INFORMATION

Premium Property



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1328625)

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