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01592 752 944



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**FOR
SALE**

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Glentress Gardens, Glenrothes
Offers over £279,995

 *Premium Property*

Glentress Gardens, Glenrothes



Luxury Extended 4-Bed Detached Family Villa With Spacious Balcony, Boasting Single Garage, 2/3 Car Driveway and Lovely Rear Garden! Set In The Historic Henge Area of Balfarg!

Allan England's award winning team at first for homes are proud to welcome to the market this Luxury Extended 4-Bed Detached Villa with single storey rear extension, situated within the historic Henge area of Balfarg, Glenrothes. The property offers versatile living space of 117sqm for all the family comprising: entrance hallway, welcoming lounge with feature fireplace, open plan kitchen/utility, separate dining room with patio doors and WC/cloaks. Stairs to the upper level provide a lovely master bedroom with en-suite shower room, bedroom 2 with access to a spacious balcony with space for table and chairs or sun loungers, perfect for star gazing at night or a morning coffee in the sunshine, generous double bedrooms 3 & 4 and separate family bathroom. The attic space is partially floored with installed ladder for added convenience. Externally there is an integral single garage, 2/3car driveway and fantastic landscaped garden grounds to rear, positioned to get the sun all day. An excellent location for nearby walks and close to local amenities/ doctors surgery. Viewing is essential to appreciate all this move in condition family home has to offer.

EPC Rating- D
Council Tax - E
Home Report- £290,000

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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.





SITUATION – Glenrothes

ENTRANCE HALLWAY

LOUNGE

17'3" x 14'2" (approx) (5.28m x 4.32m (approx))

OPEN PLAN KITCHEN/UTILITY

20'10" x 8'7" (approx) (6.37m x 2.62m (approx))

DINING ROOM

13'9" x 8'10" (approx) (4.20m x 2.71m (approx))

CLOAKS/WC

STAIRS TO UPPER LEVEL

MASTER BEDROOM 1

13'1" x 9'6" (approx) (4.01m x 2.90m (approx))

MASTER EN-SUITE

9'2" x 3'11" (approx) (2.81m x 1.20m (approx))

BEDROOM 2

14'1" x 8'3" (approx) (4.30m x 2.54m (approx))

BALCONY (from bedroom 2)

23'4" x 9'4" (approx) (7.13m x 2.87m (approx))

BEDROOM 3

9'5" x 8'8" (approx) (2.88m x 2.66m (approx))

BEDROOM 4

9'4" x 8'10" (approx) (2.87m x 2.71m (approx))

FAMILY BATHROOM

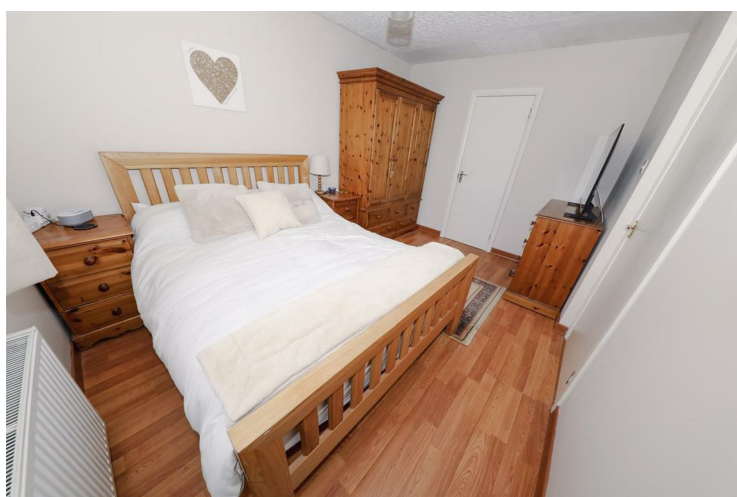
8'8" x 8'3" (approx at widest point) (2.66m x 2.53m (approx at widest point))

SINGLE GARAGE

2/3 CAR DRIVEWAY

REAR GARDEN

INFORMATION



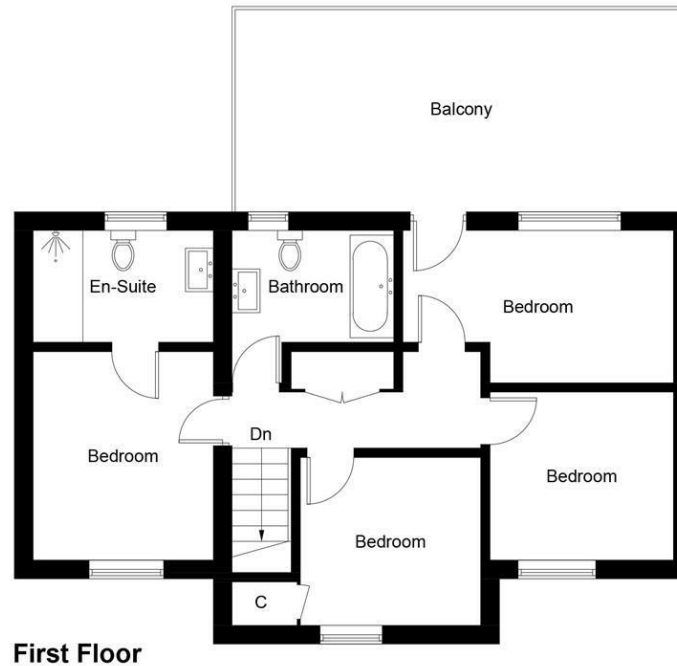
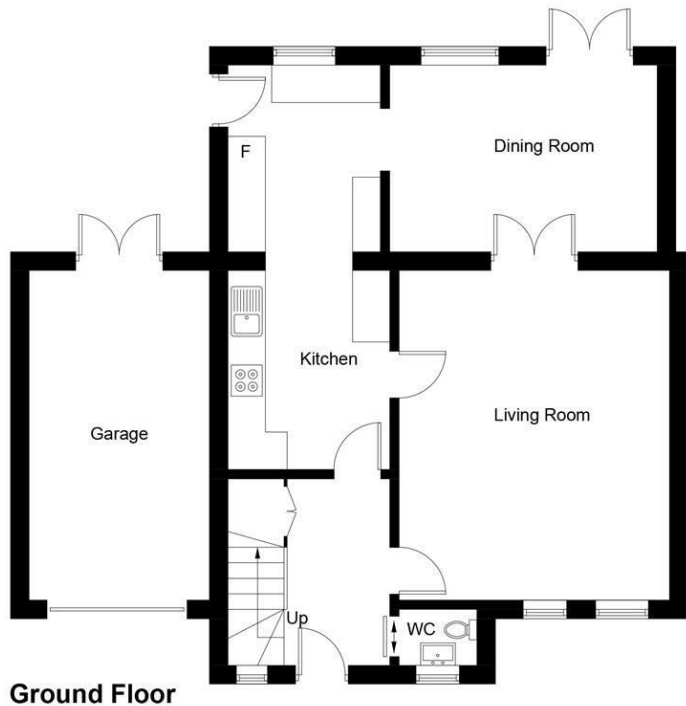


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288817)

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.

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