

first for homes

first for property in life - firstforhomes.co.uk

Contact Allan England's Team
01592 752 944



Colquhoun Avenue, Glenrothes
Offers over £279,995

Colquhoun Avenue, Glenrothes

Stunning Extended 3-Bedroom Detached Bungalow with Double Driveway, Garage! Situated in Pitcairn, Glenrothes.

Allan England's award-winning team at First for Homes are delighted to welcome to the market this move-in condition extended 3-bedroom detached bungalow, quietly positioned within a desirable cul-de-sac in the popular area of Pitcairn, Glenrothes. Offering spacious and versatile all-on-the-level accommodation, the property comprises a welcoming entrance hallway, bright and generously proportioned lounge, impressive open-plan sunroom/dining room, modern fitted kitchen, 3 bedrooms, contemporary family shower room and separate cloak/WC.. New front door installed. Boiler upgraded in 2021 .Externally, the property enjoys a beautiful landscaped South-West facing rear garden, providing an ideal space for relaxing and entertaining. The front garden boasts double driveway providing parking for four cars, single garage. This superb bungalow offers comfortable, modern living in a peaceful and sought-after setting and is sure to appeal to a wide range of buyers. Walking distance to local amenities. Early viewing is highly recommended to fully appreciate the quality, space and location this wonderful home has to offer.

Home Report Value £290,000

EPC Rating C

Council Tax Band E

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

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.

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 HALLWAY

LOUNGE 13'6" x 13'5" (approx) (4.12m x 4.10m (approx))

OPEN PLAN SUN ROOM/DINING ROOM/KITCHEN
19'8" x 17'10" (approx) (at widest points) (6.00m x 5.46m (approx) (at widest points))

BEDROOM 1 13'5" x 9'10" (approx) (4.11m x 3.00m (approx))

BEDROOM 2 13'3" x 9'10" (approx) (4.05m x 3.00m (approx))

BEDROOM 3
10'2" x 9'6" (at widest points) (3.10m x 2.90m (at widest points))

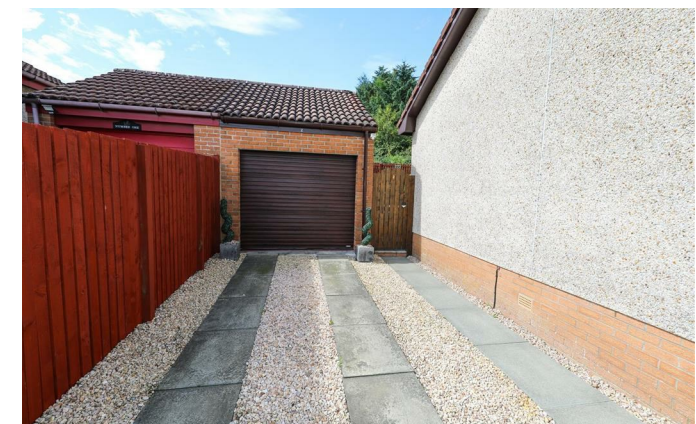
CLOAK/WC

SPACIOUS SHOWER ROOM
10'0" x 7'4" (approx) (3.05m x 2.26m (approx))

SINGLE GARAGE 18'6" x 9'0" (approx) (5.66m x 2.76m (approx))

2 LARGE DRIVEWAYS TO RIGHT AND LEFT SPACE FOR APPR

BEAUTIFULLY LANDSCAPED GARDEN GROUNDS



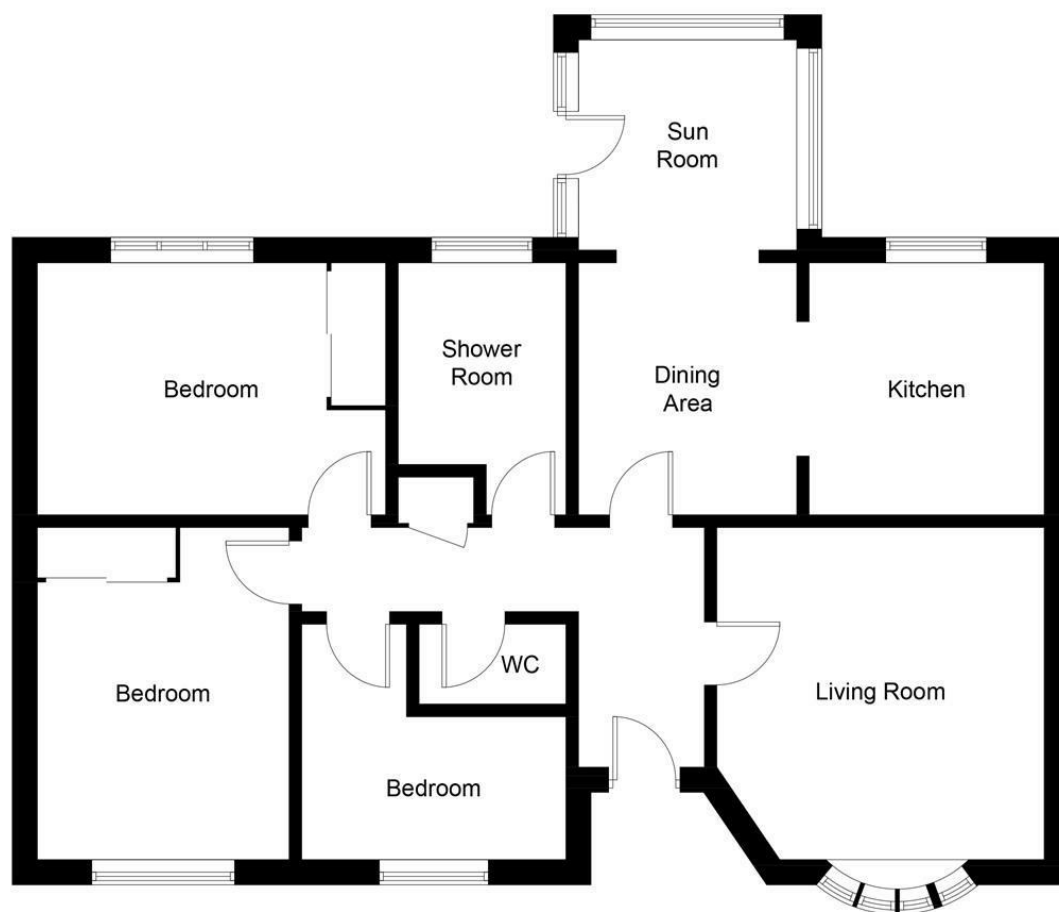


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326927)

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