

# first for homes

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Contact Allan England's Team

01592 752 944



Laid Crescent, Glenrothes  
**Offers over £285,000**

 *Premium Property*

# Laid Crescent, Glenrothes



AMAZING NEW PRICE THOUSANDS BELOW HOME REPORT VALUE -  
QUICK ENTRY AVAILABLE - CALL TO BOOK YOUR VIEWING.

Stunning 4 Bedroom, 2 Public Rooms, Executive Detached Villa with Single  
Garage & 2 Car Driveway, South Facing Rear Garden!

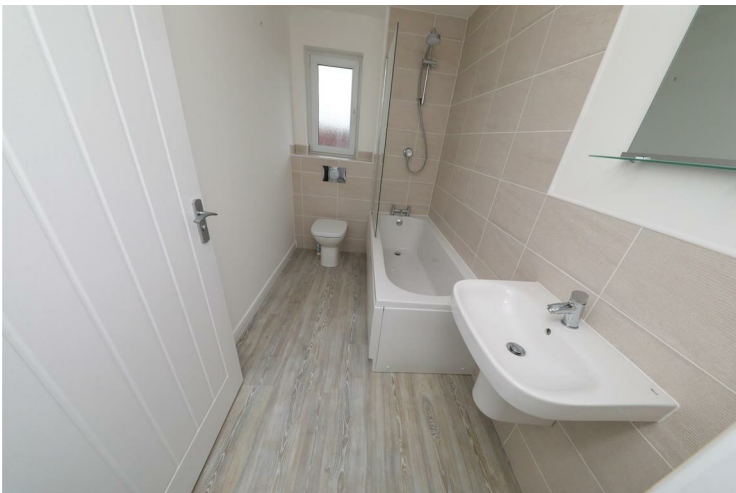
Allan England's award-winning team at First For Homes are delighted to present to the market this exceptionally spacious and immaculately presented 4-Bedroom, 2 Public Room Detached Family Villa, located in a highly sought-after area of Glenrothes. The 129sqm property was built by Bellway Homes in 2022 and still under NHBC Warranty! The ground floor boasts: welcoming entrance hall, bright family lounge, stunning open-plan kitchen/diner with double patio doors to garden and integrated appliances, convenient utility room, cloaks/WC and a versatile 2nd public room/bedroom/office/dining room. The upper level features, generous master bedroom double built-in wardrobes and stylish en-suite shower room, 3 further generous bedrooms (2 with fitted wardrobes) and a contemporary family bathroom including bath with overhead fitted shower. Externally, this incredible home offers gardens to the front with 2-car driveway, Semi Detached single garage and lovely landscaped South-facing rear garden. The position of the plot offers privacy to the front and rear. Electric car charger and solar panels an added benefit. Walking distance to local amenities.

Viewing is essential to fully appreciate all this wonderful family home has to offer. Don't miss out!

EPC RATING - B  
COUNCIL TAX - E

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**SITUATION – Glenrothes**

**ENTRANCE HALLWAY**

**LOUNGE** 16'9" x 11'3" approx (5.13m x 3.43m approx)

**OPEN PLAN KITCHEN/DINER**  
17'6" x 11'5" approx (5.34m x 3.50m approx)

**UTILITY** 7'3" x 5'2" approx (2.22m x 1.60m approx)

**CLOAKS/WC**

**2ND PUBLIC ROOM/ STUDY/DINING ROOM**  
10'6" x 8'1" approx (3.22m x 2.47m approx)

**UPPER LEVEL**

**BEDROOM 1**  
13'9" x 11'8" approx (4.20m x 3.57m approx)

**EN-SUITE SHOWERROOM**  
6'11" x 6'6" approx (2.13m x 2m approx)

**BEDROOM 2**  
10'9" x 10'0" approx (3.28m x 3.05m approx)

**BEDROOM 3** 9'5" x 9'1" approx (2.88m x 2.78m approx)

**BEDROOM 4**  
11'0" x 8'9" approx (3.36m x 2.67m approx)

**FAMILY BATHROOM**  
9'4" x 5'2" approx (2.87m x 1.60m approx)

**SOLAR PANELS**

**ELECTRIC CAR CHARGER**

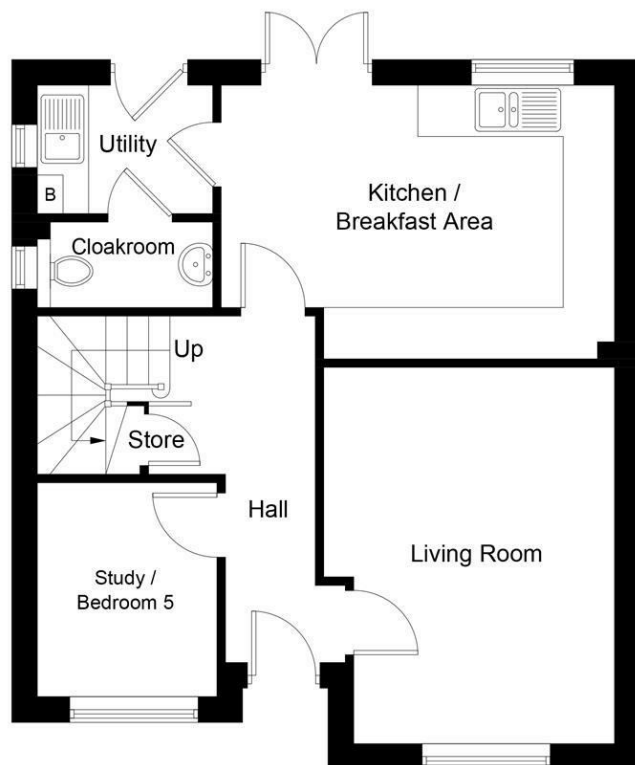
**SOUTH FACING REAR GARDEN**

**SINGLE GARAGE**

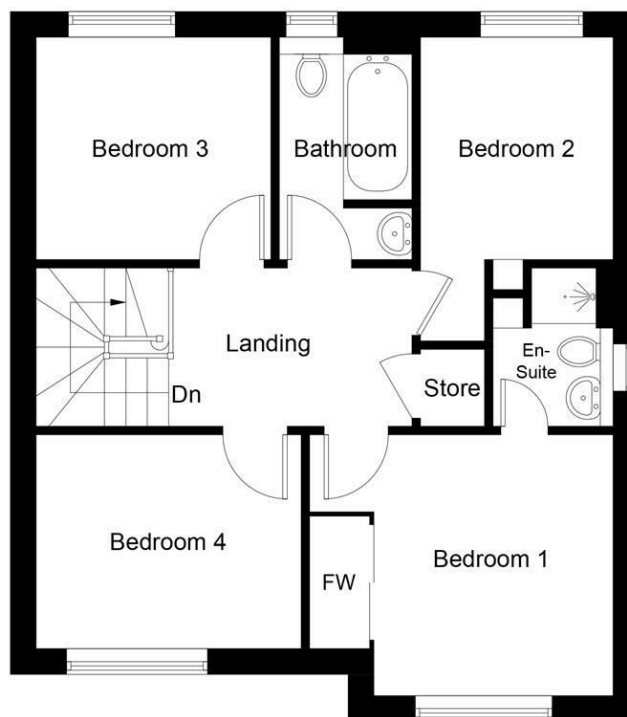
**2/3 CAR DRIVEWAY**

**INFORMATION**





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280723)

## 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.



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**first for aftercare**