

# first for homes

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Contact Allan England's Team

01592 752 944



Woods Place, Glenrothes

**Offers over £319,995**

# Woods Place, Glenrothes

Stunning Bright & Spacious Executive 4-Bed 3 Public Extended Detached Villa Situated Within A Prime Location of Beaufort Park, Glenrothes!

Allan England's award-winning team at first for homes are proud to welcome to the market this beautifully presented "BERWICK Style" 4-bed extended Detached Villa built by Abbotshall Homes in 2006. Situated within the sought-after area of Beaufort Park, Pitteuchar, Glenrothes. Size approx 146sqm

The property offers bright and spacious versatile living accommodation for the family. The property boasts welcoming entrance hall, bright and spacious family lounge, lovely spacious open-plan kitchen/diner with integrated appliance and range cooker, stunning sunroom extension with feature log burner and patio doors leading out to rear gardens, spacious utility room with access to spacious integral single garage, upgraded cloaks/WC conveniently situated on the ground floor level. The upper level offers a generous size master bedroom with double fitted wardrobes and access to an upgraded modern en-suite shower room, 3 further double bedrooms all with fitted wardrobes and spacious 4 piece-family bathroom and large walk-in storage cupboard in upper hallway completes the upper level of this wonderful family home.

Externally, the property features generous well maintained landscaped garden grounds to the front and rear, a 4-car driveway with room to extend and spacious single integral garage. Walking distance to all local amenities nearby. Early viewing is essential to ensure you don't miss out on this fantastic family home in a prime sought after location.

EPC RATING - C  
COUNCIL TAX BAND - F

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**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 HALL

**FAMILY LOUNGE** 16'3" x 12'4" approx. (4.96m x 3.78m approx. )

### OPEN-PLAN KITCHEN/DINER

23'7" x 10'11" approx. (7.20m x 3.33m approx. )

### SUNROOM EXTENSION

15'3" x 10'10" approx. (4.66m x 3.32m approx. )

### UTILITY ROOM

8'7" 5'6" approx. (2.62m 1.68m approx.)

### SINGLE GARAGE

18'5" x 9'2" approx. (5.63m x 2.80m approx.)

### CLOAKS / WC

### UPPER LEVEL

### MASTER BEDROOM

13'4" x 13'6" approx. (4.08m x 4.12m approx.)

### EN-SUITE SHOWER ROOM

7'7" x 4'11" approx. (2.32m x 1.50m approx.)

### BEDROOM 2

16'0" x 9'2" approx. (4.90m x 2.80m approx.)

### BEDROOM 3

11'3" x 9'4" approx. (3.43m x 2.87m approx.)

### BEDROOM 4

11'3" x 9'4" approx. (3.44m x 2.87m approx.)

### FAMILY BATHROOM

9'4" x 6'3" approx. (2.86m x 1.92m approx.)

### SPACIOUS BUILT-IN STORAGE CUPBOARD

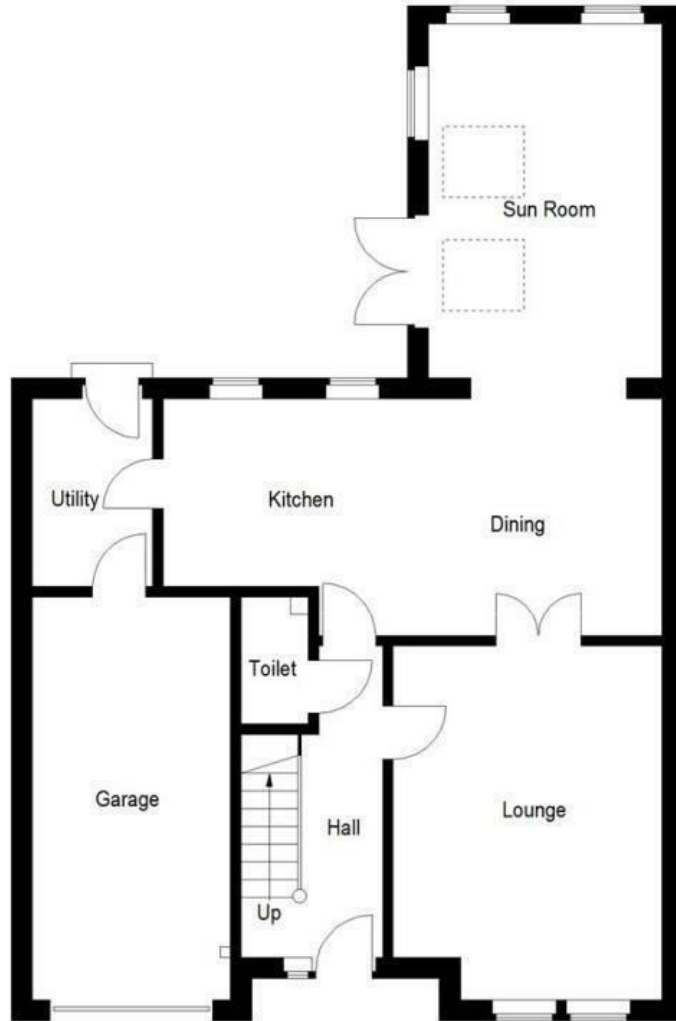
7'0" x 4'9" approx. (2.14m x 1.47m approx.)

### GARDEN GROUNDS

### 4-CAR DRIVEWAY

### INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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**first for aftercare**

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