

# first for homes

first for property in life - [firstforhomes.co.uk](http://firstforhomes.co.uk)

Contact Allan England's Team  
**01592 752 944**



first for homes  
first for property in life - [firstforhomes.co.uk](http://firstforhomes.co.uk)  
**FOR SALE**  
01592 752 944  
[firstforhomes.co.uk](http://firstforhomes.co.uk)

Ardoch Park, Glenrothes  
**Offers over £264,995**

 *Premium Property*

# Ardoch Park, Glenrothes



**\*\*UNDER OFFER\*\***

Beautiful, Bright & Spacious Extended 3-Bedroom Detached Bungalow with Double Garage & 2 Car Driveway. Quiet Cul-de-Sac Setting In Sought-After Balgeddie Area, Glenrothes

Allan England's award-winning team at First For Homes are delighted to present this exceptional 3-bedroom detached bungalow, ideally located in the highly desirable Balgeddie area of Glenrothes. Set within a peaceful cul-de-sac, this impressive home offers generous and versatile living space throughout. The accommodation comprises a welcoming entrance hallway, a spacious family lounge, formal dining room, and a bright conservatory—perfect for relaxing or entertaining. The breakfasting kitchen comes complete with integrated appliances. There are three well-proportioned bedrooms, including a master bedroom featuring ample storage and access to a stylish en-suite shower room. The large family bathroom (converted from a fourth bedroom) boasts a luxurious jacuzzi bath and a separate shower unit. Externally, the property enjoys beautifully landscaped gardens with mature plants, trees and shrubs, along with a patio area ideal for outdoor dining. A double detached garage and a two-car driveway provide excellent parking and storage. Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer. Don't miss out – contact First For Homes today!

HOME REPORT VALUE £270,000

EPC RATING - D

COUNCIL TAX BAND - E

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**

**CUL-DE-SAC SETTING**

**ENTRANCE VESTIBULE**

**LOUNGE** 17'8" x 15'3" approx (5.40m x 4.66m approx)

**DINING ROOM**  
11'11" x 9'1" approx (3.65m x 2.79m approx)

**CONSERVATORY**  
11'7" x 8'6" approx (3.55m x 2.61m approx)

**KITCHEN** 14'2" x 11'11" approx (4.33m x 3.65m approx)

**BEDROOM 1** 14'2" x 9'11" (4.32m x 3.03m )

**EN-SUITE SHOWERROOM**

**BEDROOM 2**  
11'8" x 10'0" approx (3.56m x 3.06m approx)

**BEDROOM 3**  
9'10" x 8'7" approx (3.02m x 2.63m approx)

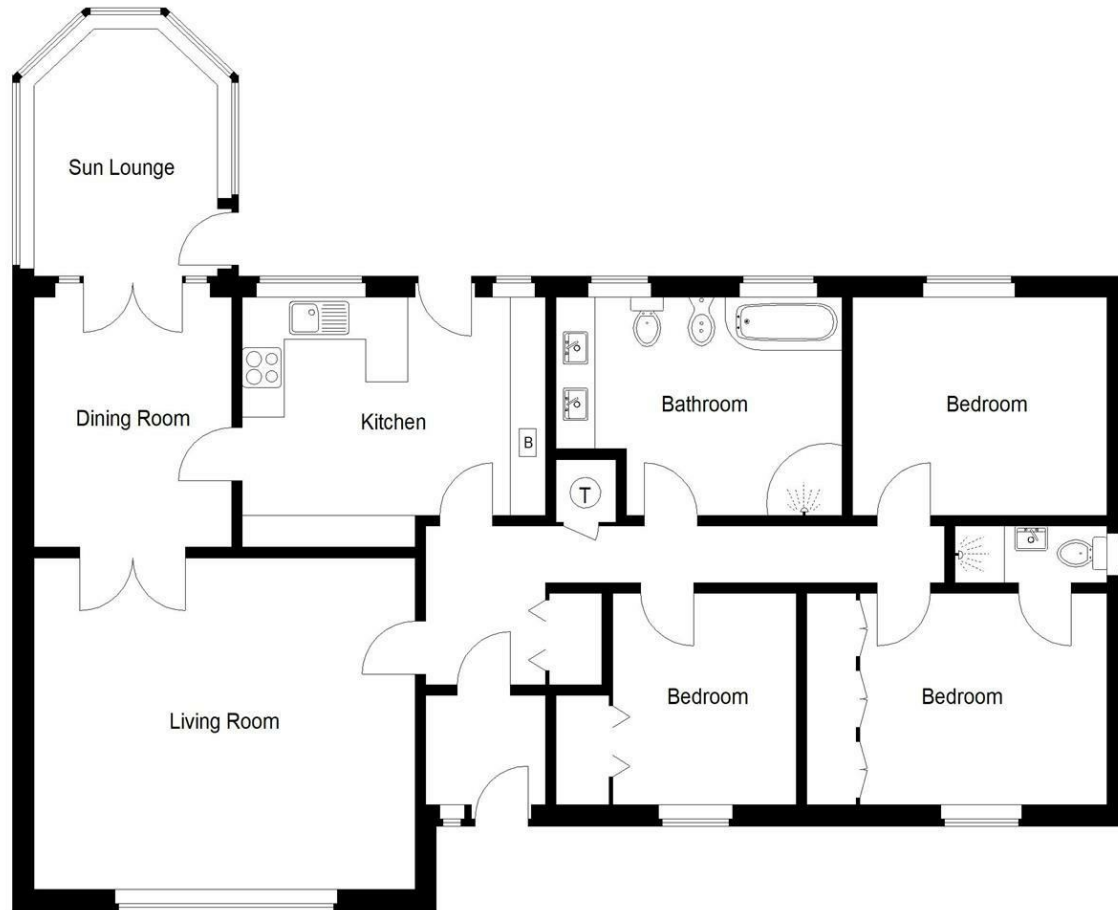
**DOUBLE GARAGE**

**DRIVEWAY FOR 2 CARS**

**LANDSCAPED GARDENS**

**INFORMATION**





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1284312)

## 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**