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**FOR
SALE**

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Balgeddie Park, Glenrothes
Offers over £375,000

 *Premium Property*

Balgeddie Park, Glenrothes



Allan England's award-winning team at First For Homes is delighted to present to the market this exceptionally spacious and immaculately presented 5-bedroom detached villa, located within the highly sought-after Balgeddie area of North Glenrothes. Built in 2020 by the reputable Tulloch Homes, this impressive property offers flexible and modern family living across two levels. The ground floor boasts a welcoming entrance hall, a bright and cosy lounge with patio doors opening to the rear garden, and a stunning open-plan kitchen/dining/family area ideal for everyday living and entertaining. There is also a generous utility room providing internal access to the double garage, a large cloakroom/WC with potential to be converted into a shower room, and a versatile fifth bedroom or public room, perfect as a home office or guest space.

The upper level features a spacious and airy landing with a sun tunnel and excellent storage. The master bedroom benefits from a dressing area and stylish en-suite shower room, while a second generous double bedroom also enjoys en-suite facilities. Two further double bedrooms and a contemporary family bathroom with separate bath and shower complete the upstairs layout. The home is finished to a high standard throughout, including Karndean Art Select flooring, and sits on a generous plot with a double driveway, integral double garage, and enclosed rear garden offering a peaceful woodland outlook.

Ideally located, the property is within close proximity to the Balgeddie House Hotel, which offers access to a fully equipped gym, swimming facilities, and an on-site restaurant, all set within beautifully maintained grounds. Easy access to a range of local amenities, including shops, schools, and convenient public transport links. For those who enjoy the outdoors, there are stunning woodland walks nearby at Formonthills making this an ideal location for an Excellent Family Home!

EPC Rating-B
Council Tax-F
Home Report- £385,000

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

16'2" x 12'5" (approx) (4.93m x 3.81m (approx))

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

23'6" x 11'1" (approx) (7.17m x 3.40m (approx))

UTILITY ROOM

DOUBLE GARAGE

18'7" x 17'8" (approx) (5.68m x 5.40m (approx))

BEDROOM 5

11'1" x 10'0" (approx) (3.38m x 3.06m (approx))

CLOAKS/WC

10'0" x 6'3" (approx) (3.06m x 1.93m (approx))

STAIRS TO UPPER LEVEL

BEDROOM 1

20'11" x 13'2" (approx) (6.38m x 4.02m (approx))

EN-SUITE SHOWER ROOM

7'5" x 6'6" (approx) (2.28m x 2.00m (approx))

BEDROOM 2

14'11" x 9'10" (approx) (4.56m x 3.02m (approx))

2ND EN-SUITE

8'5" x 5'9" (approx) (2.58m x 1.77m (approx))

BEDROOM 3

12'3" x 9'10" (approx) (3.74m x 3.01m (approx))

BEDROOM 4

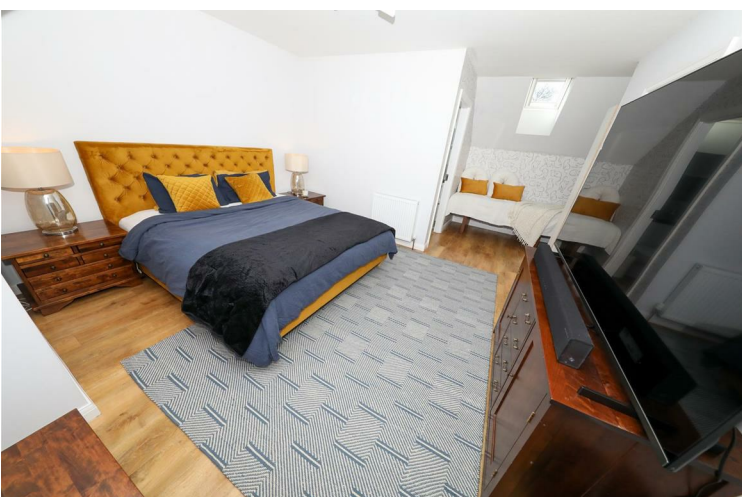
11'0" x 8'6" (approx) (3.37m x 2.61m (approx))

FAMILY BATHROOM

11'2" x 7'2" (approx) (3.42m x 2.20m (approx))

3 CAR DRIVEWAY

LANDSCAPED REAR GROUND GROUNDS





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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