

first for homes

first for property in life - firstforhomes.co.uk

Contact Allan England's Team

01592 752 944



Rowan Tree House, Auchmuirbridge
Offers over £359,995

Rowan Tree House, Auchmuirbridge

Spacious 3 Bedroom Extended Bungalow With Double Garage Proudly Situated on a Generous Plot With Stunning Countryside Views!

Allan England's Award-Winning Team at First For Homes are proud to welcome to the market this beautiful 3-Bed Detached Bungalow situated on a generous plot within the tranquil Hamlet of Auchmuirbridge offering picturesque views over the surrounding Countryside. The property offers bright, spacious, versatile accommodation comprising: entrance vestibule, welcoming entrance hallway, generous family lounge/diner with feature log burner installed in September 2025. The breakfasting kitchen leads on to the utility room and convenient cloaks/WC. A lovely sunroom extension offers beautiful views over surrounding Countryside. There is a master bedroom with en-suite shower room, 2 further bedrooms and family shower room. Externally, the property boasts garden grounds to the front, sides and rear, a large driveway with space for approximately 10-12 cars, double garage with power and lighting and workshop area. Septic tank. Early viewing is essential to ensure you don't miss out on this truly special Family Home.

HOME REPORT VALUE £370,000

EPC RATING C

COUNCIL TAX BAND F

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

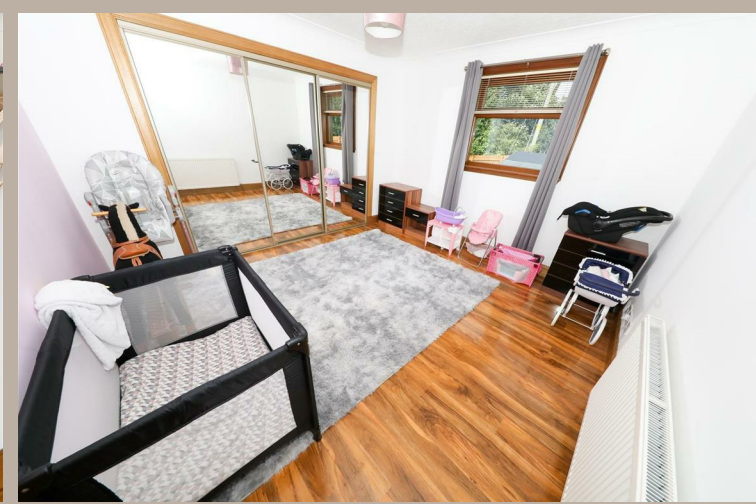
Auchmuirbridge is a small Hamlet on the outskirts of Leslie. Leslie provides a range of local amenities including shops, restaurants and Primary School. Leslie is adjacent to Glenrothes which is regarded as one of the most successful Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods. 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.

- Stunning 3-Bed Detached Bungalow With Double Garage!
- Picturesque Views Over Surrounding Countryside
- Situated Within The Small Hamlet Of Auchmuirbridge
- Updated Breakfasting Kitchen With Utility Room
- Beautiful Open-Plan Lounge/Diner With Feature Log Burner (Installed Sept 2025)
- Generous Master Bedroom With En-suite Shower Room
- Sun Room Extension, Double Garage & 10-12 Car Driveway
- HOME REPORT VALUE £370,000
- EPC RATING C
- COUNCIL TAX BAND F













SITUATION - Auchmuirbridge / Leslie

ENTRANCE PORCH

ENTRANCE HALLWAY

FAMILY LOUNGE / DINER

31'7" x 17'8" approx. (9.64m x 5.40m approx.)

SUNROOM EXTENSION

16'2" x 13'5" approx. (4.93 x 4.10m approx.)

UPDATED BREAKFASTING KITCHEN

13'1" x 11'10" approx. (4m x 3.63m approx.)

UTILITY ROOM

7'11" x 7'4" approx. (2.43m x 2.25m approx.)

CLOAKS / WC

MASTER BEDROOM

14'10" x 13'5" approx. (4.54m x 4.10m approx.)

EN-SUITE SHOWER ROOM

8'11" x 8'3" approx. (2.74m x 2.52m approx.)

BEDROOM 2

11'10" x 11'1" approx. (3.63m x 3.38m approx.)

BEDROOM 3

11'8" x 10'0" approx. (3.58m x 3.06m approx.)

FAMILY SHOWER ROOM

9'0" x 7'1" approx. (2.76m x 2.16m approx.)

10-12 CAR DRIVEWAY

DOUBLE GARAGE

19'8" x 18'6" approx. (6m x 5.64m approx.)

WORKSHOP AREA

11'5" x 6'9" approx. (3.50m x 2.07m approx.)

GARDEN GROUNDS TO THE FRONT, SIDE & REAR

PICTURESQUE COUNTRYSIDE VIEWS

INFORMATION

Rowan Tree House, Auchmuirbridge
Offers over £359,995



Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1324448)

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