

first for homes

first for property in life - firstforhomes.co.uk

Contact Allan England's Team

01592 752 944



first for homes
first for property in life - firstforhomes.co.uk

**FOR
SALE**

01592 752 944

firstforhomes.co.uk

Balgeddie Gardens, Glenrothes
Offers over £289,995

 *Premium Property*

Balgeddie Gardens, Glenrothes



Fantastic Immaculately Presented 3-Bed Elevated Family Bungalow With Double Garage & 3 Car Driveway, Situated In The Highly Desirable Area of Balgeddie, North Glenrothes!

Allan England's award winning team at first for homes are excited to welcome to the market this immaculately presented 3 bed elevated bungalow, situated in the Highly desirable area of Balgeddie, North Glenrothes! This lovely family home offers bright and spacious living accommodation comprising: entrance vestibule, entrance hallway, inviting lounge with 2 sets of windows and feature living flamed fire, open plan kitchen./diner with space for all appliances and table and chairs, convenient utility room, master bedroom with 2 sets of double built in wardrobes and master en-suite, 2 further generous bedrooms and family bathroom. Externally the property offers a spacious landscaped rear garden with mature trees, 2 seating areas and laid to lawn area, a driveway for 3 cars to the front leading to a double garage with up and over door, power and lighting. There is the added benefit of a brand new Worcester boiler in June 2026. Close proximity to Balgeddie House Hotel, woodland walks and local bus links to Town Centre. This type of property is in high demand and similar properties are required.

EPC Rating- C
Council Tax- E
Home Report- £300,000

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

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 VESTIBULE

ENTRANCE HALLWAY

FAMILY LOUNGE
22'3" x 14'0" approx. (6.80m x 4.28m approx.)

OPEN PLAN KITCHEN / DINER
17'7" x 10'0" approx. (5.36m x 3.06m approx.)

UTILITY ROOM
9'11" x 5'7" approx. (3.04m x 1.72m approx.)

MASTER BEDROOM
14'0" x 12'9" approx. (4.28m x 3.90m approx.)

MASTER EN-SUITE
6'3" x 5'11" approx. (1.93m x 1.82m approx.)

BEDROOM 2
14'9" x 8'3" approx. (4.52m x 2.54m approx.)

BEDROOM 3
11'10" x 10'3" approx. (3.62m x 3.13m approx.)

FAMILY BATHROOM
8'2" x 7'7" approx. (2.50m x 2.32m approx.)

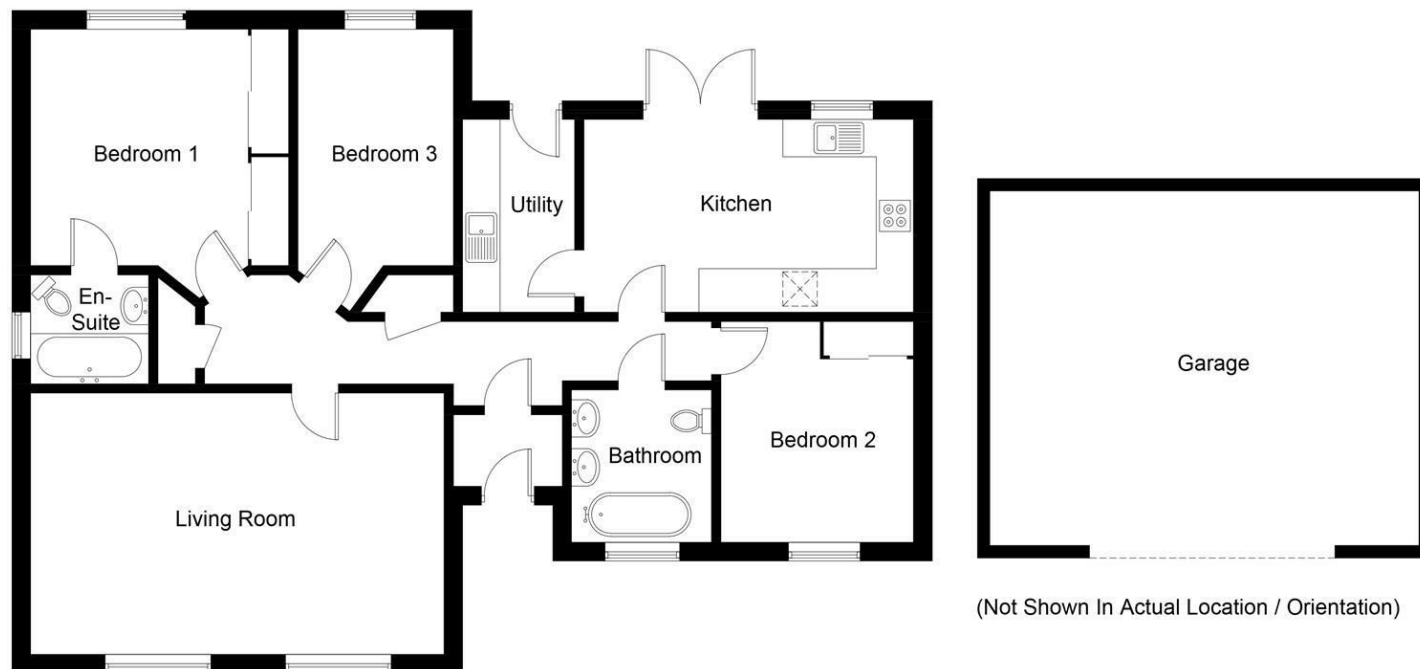
DOUBLE GARAGE
22'2" x 17'10" approx. (6.78m x 5.45m approx.)

3-CAR DRIVEWAY

GARDEN GROUNDS

INFORMATION





(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1341236)

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