

# first for homes

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Contact Allan England's Team

01592 752 944



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**FOR  
SALE**

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Woodlea Grove, Glenrothes  
**Offers over £244,000**

 *Premium Property*

# Woodlea Grove, Glenrothes



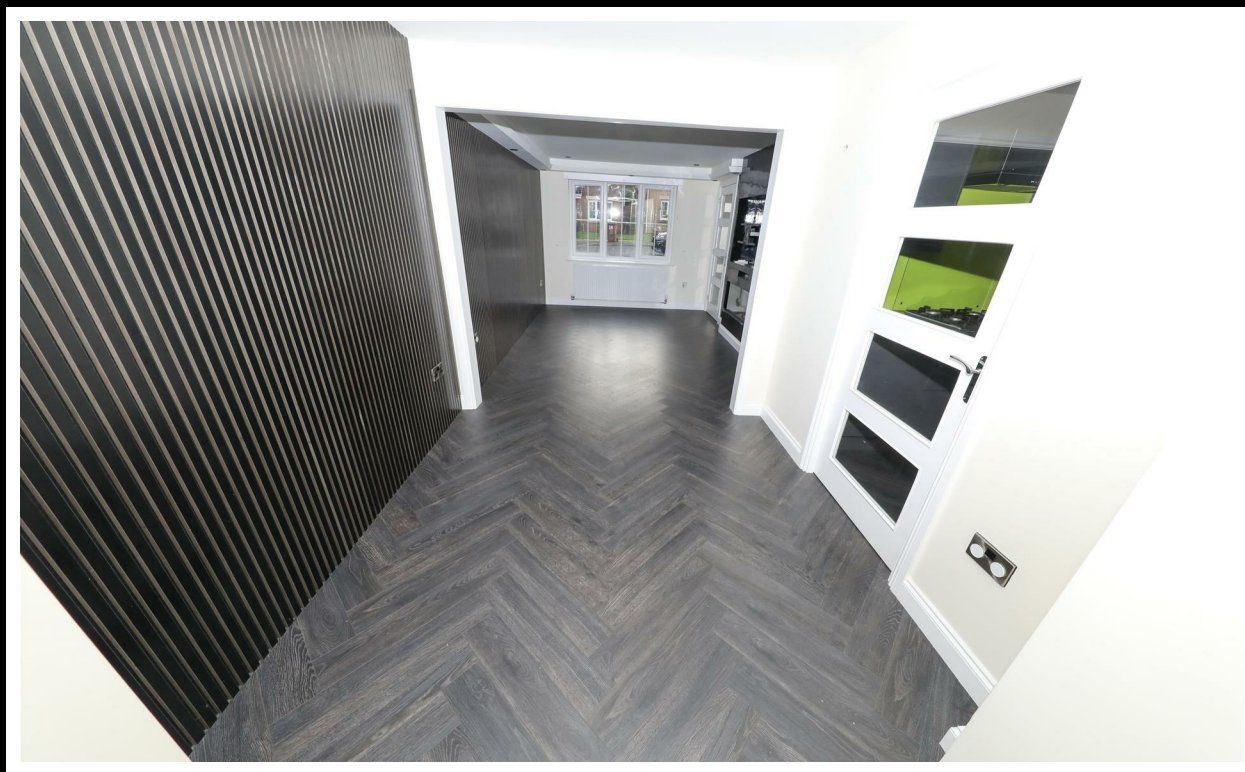
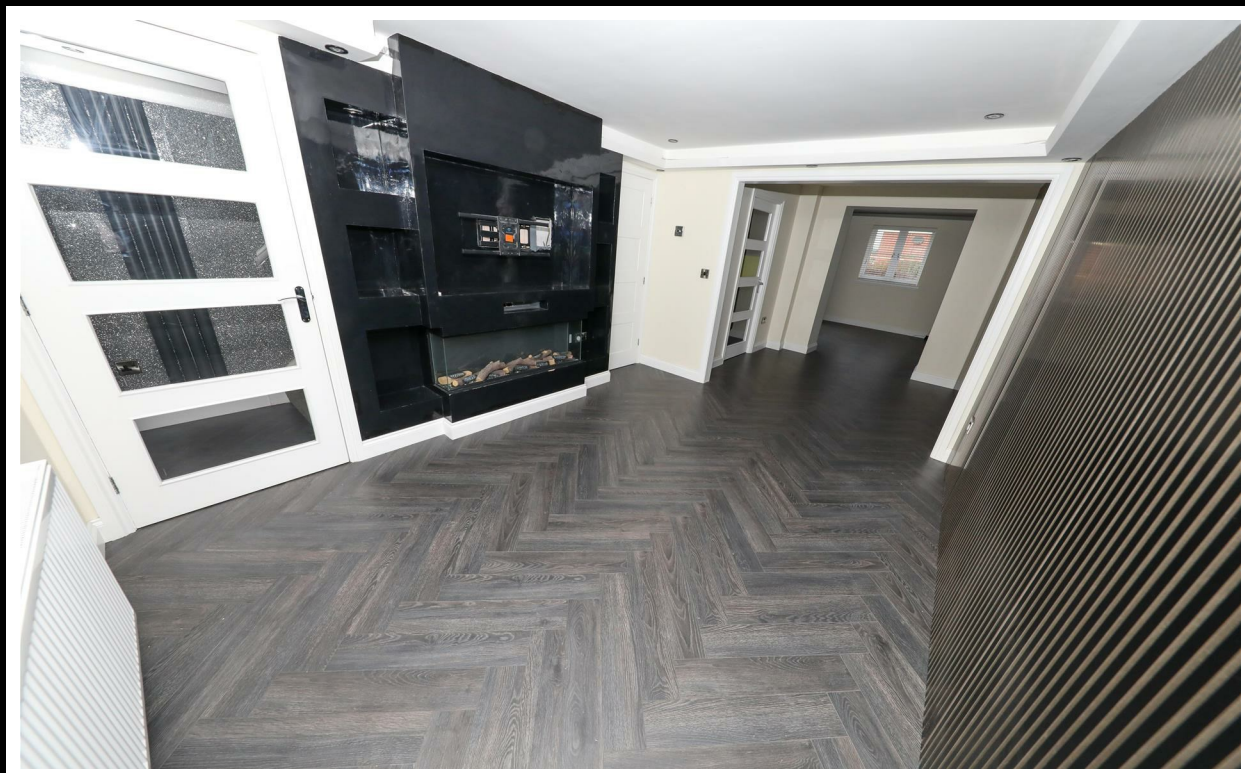
Beautifully Extended & Renovated 4-Bed, 3 Public Room, Detached Family Villa With 3 Car Driveway, In Sought-After Central Location!

Allan England's award winning team at first for homes are proud to welcome to the market this Bright & Spacious Extended 4-Bed Detached Family Villa situated within Woodlea Grove, Central Glenrothes. The property offers versatile living space which has been extended and renovated to a high standard throughout and comprises on the ground floor level: entrance hall, welcoming family lounge with feature media wall and electric fire, dining room, sun room extension with ceiling speakers and sliding patio doors to side, stunning kitchen with integrated appliances, utility room with integrated fridge freezer and wine cooler, garage conversion provides bedroom 1 downstairs with en-suite shower room. The upper level offers 3 further generous bedrooms and luxury family bathroom with rain shower, double sink and ceiling speakers. Externally, there is a driveway to the front providing off-street parking for 3 cars and a landscaped rear garden. Early viewing is essential to ensure you don't miss out on this beautiful family home!

EPC RATING- C  
COUNCIL TAX BAND- E

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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**  
13'5" x 9'6" (approx) (4.11m x 2.92m (approx))

**DINING ROOM**  
8'0" x 8'0" (approx) (2.46m x 2.45m (approx))

**SUN ROOM**  
11'9" x 10'0" (approx) (3.60m x 3.05m (approx))

**KITCHEN**  
11'9" x 10'0" (approx) (3.60m x 3.05m (approx))

**UTILITY ROOM**

**BEDROOM 1 DOWNSTAIRS**  
13'10" x 7'8" (approx) (4.22m x 2.35m (approx))

**EN-SUITE** 6'0" x 4'9" (approx) (1.83m x 1.45m (approx))

**STAIRS TO UPPER LEVEL**

**BEDROOM 2**  
17'5" x 8'10" (approx at widest point) (5.31m x 2.70m (approx at widest point))

**BEDROOM 3**  
10'5" x 9'10" (approx) (3.18m x 3.01m (approx))

**BEDROOM 4**  
9'10" x 6'2" (approx) (3.02m x 1.90m (approx))

**FAMILY BATHROOM**  
11'3" x 6'1" (approx) (3.45m x 1.86m (approx))

**2/3 CAR DRIVEWAY**

**REAR LANDSCAPED GARDEN**

**INFORMATION**



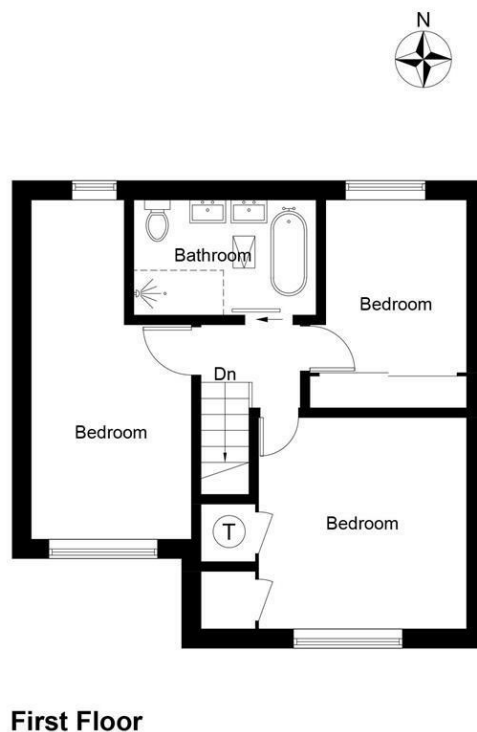


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1259019)

## 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?

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**first for trust**



**first for service**



**first for aftercare**