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Laid Crescent, Glenrothes  
**Offers over £309,995**

 *Premium Property*

# Laid Crescent, Glenrothes



Stunning 5 Bedroom Executive Detached Villa with Single Garage & 2 Car Driveway, South Facing Rear Garden Built by Bellway Homes!

Allan England's award-winning team at First For Homes are delighted to present to the market this exceptionally spacious and immaculately presented 5-bedroom Detached Family Villa, located in a highly sought-after area of Glenrothes. The 129sqm property was built by Bellway Homes in 2022 and still under NHBC Warranty!

The ground floor boasts: welcoming entrance hall, bright family lounge, stunning open-plan kitchen/diner with double patio doors to garden and integrated appliance, convenient utility room, cloaks/WC and 5th bedroom/office.

The upper level features, generous master bedroom double built-in wardrobes and stylish en-suite shower room, 3 further generous bedrooms (2 with fitted wardrobes) and a contemporary family bathroom including bath with overhead fitted shower.

Externally, this incredible home offers gardens to the front with 2-car driveway, Semi Detached single garage and South-facing rear garden. The position of the plot offers privacy to the front and rear. Electric car charger and solar panels. Walking distance to local amenities.

Viewing is essential to fully appreciate all this wonderful family home has to offer. Don't miss out!

EPC RATING - B

COUNCIL TAX - E

HOME REPORT VALUE - £325,000

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## SITUATION – Glenrothes

### ENTRANCE HALLWAY

LOUNGE 16'9" x 11'3" approx (5.13m x 3.43m approx)

OPEN PLAN KITCHEN/DINER  
17'6" x 11'5" approx (5.34m x 3.50m approx)

UTILITY 7'3" x 5'2" approx (2.22m x 1.60m approx)

### CLOAK/WC

BEDROOM 5/STUDY  
10'6" x 8'1" approx (3.22m x 2.47m approx)

### UPPER LEVEL

BEDROOM 1  
13'9" x 11'8" approx (4.20m x 3.57m approx)

EN-SUITE SHOWERROOM  
6'11" x 6'6" approx (2.13m x 2m approx)

BEDROOM 2  
10'9" x 10'0" approx (3.28m x 3.05m approx)

BEDROOM 3 9'5" x 9'1" approx (2.88m x 2.78m approx)

BEDROOM 4  
11'0" x 8'9" approx (3.36m x 2.67m approx)

FAMILY BATHROOM  
9'4" x 5'2" approx (2.87m x 1.60m approx)

### SOLAR PANELS

### ELECTRIC CAR CHARGER

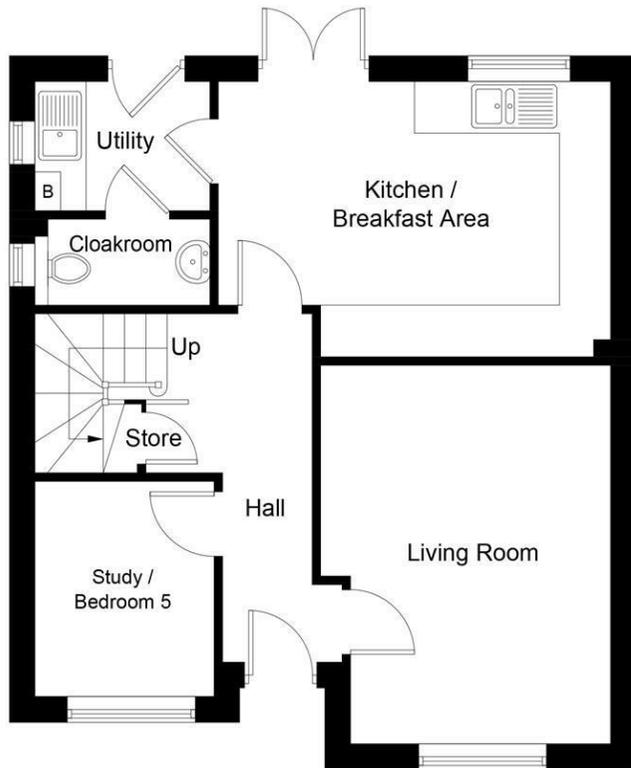
### SOUTH FACING REAR GARDEN

### SINGLE GARAGE

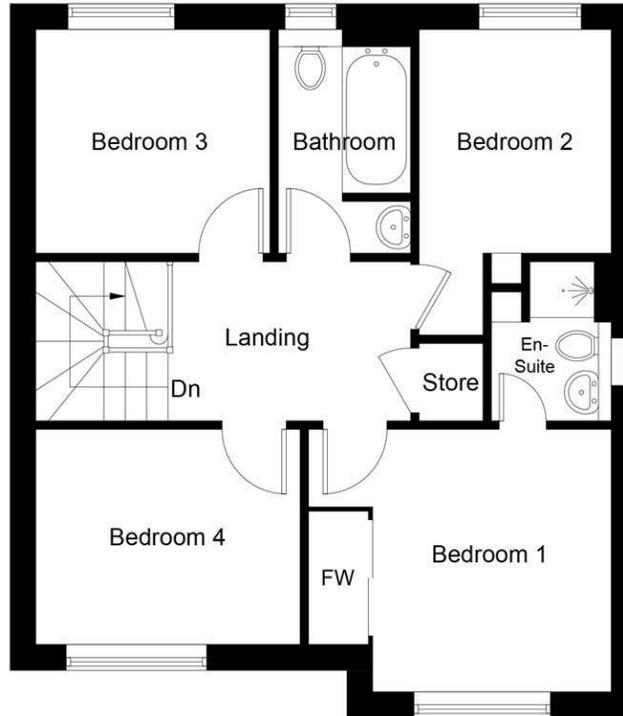
### 2/3 CAR DRIVEWAY

### INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280723)

## 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

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