



**Formonthills Road, Glenrothes**  
**Offers over £263,000**

# Formonthills Road, Glenrothes

Welcome to Formonthills Road, a beautifully upgraded 4 bedroom extended detached villa offering a single garage and 2 car driveway. This inviting family home is situated in a sought-after area of Glenrothes.

Allan England's Award Winning team at First For Homes are delighted to welcome to the market this stunning 4 bedroom detached villa situated in the highly desirable area of Formonthills, Glenrothes. This beautiful home offers versatile living accommodation for the whole family and benefits from being recently upgraded providing move in condition. The ground floor of this fantastic home comprises: entrance hallway, spacious lounge with beautiful bay window formation to the front and double French doors leading to the family dining room which offers double patio doors leading to the sun room which allows views and access to the rear garden grounds. This fantastic home benefits from a beautifully upgraded, well appointed kitchen. The ground floor is completed with a wc/cloaks. The upper level to this family home provides a stunning master bedroom with a bay window formation, built-in wardrobes and updated en-suite, the further 3 generous bedrooms all benefit from built-in wardrobes. The upper level also provides a family shower room and access to attic space.

Externally this fantastic home provides landscaped front garden grounds, 2 car mono-block driveway with potential to extend and access to single garage. To the rear of the property the gardens grounds offer a patio and lawn area with a woodland outlook. Viewing is essential to appreciate all this beautiful home has to offer! Don't miss out!

EPC Rating - C

Council Tax Band - E

Home Report Value - £275,000

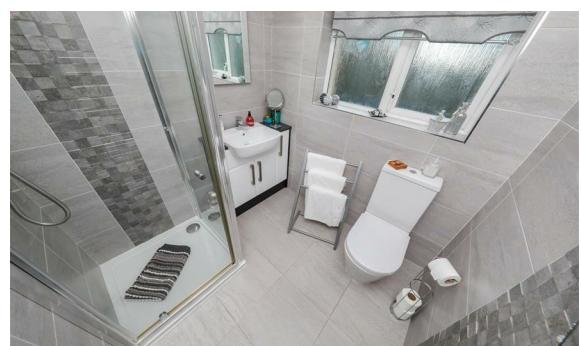
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Glenrothes is regarded as one of the most successful Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods and a multi-screen cinema. Glenrothes boasts its very own 18-hole 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** 17'8" x 12'6" approx (5.41m x 3.82m approx)  
**DINING ROOM** 9'3" x 8'10" approx (2.84m x 2.70m approx)  
**SUN ROOM** 12'3" x 10'5" approx (3.74m x 3.20m approx)  
**KITCHEN** 14'7" x 11'10" approx (at widest points) (4.46m x 3.63m approx (at widest points))  
**REAR HALLWAY**  
**WC/CLOAKS**  
**STAIRS TO UPPER LEVEL**  
**MASTER BEDROOM** 13'4" x 12'8" approx (4.07m x 3.88m approx)  
**EN-SUITE**  
**BEDROOM 2** 13'9" x 8'0" approx (4.21m x 2.45m approx)  
**BEDROOM 3** 9'5" x 9'3" approx (2.89m x 2.82m approx)  
**BEDROOM 4** 9'8" x 7'8" approx (2.97m x 2.35m approx)  
**FAMILY SHOWER ROOM**  
**FRONT AND REAR GARDEN GROUNDS**  
**SINGLE GARAGE**  
**2 CAR MONO-BLOCK DRIVEWAY**  
**INFORMATION**



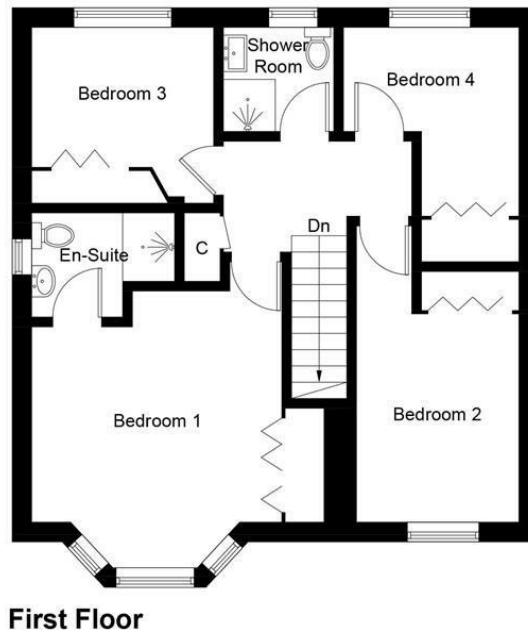
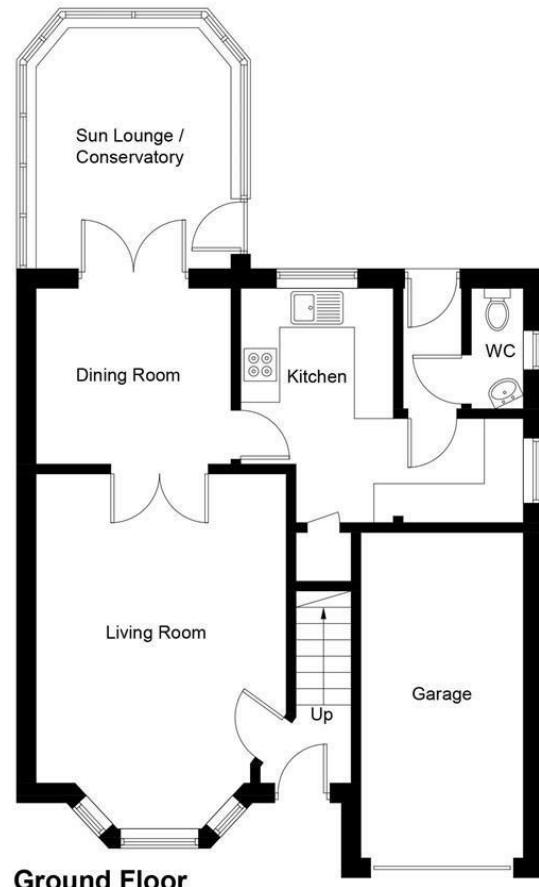


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1132976)

## 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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