

# first for homes

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Contact Allan England's Team  
**01592 752 944**



**Talisman Place, Glenrothes**  
**Offers over £284,995**

# Talisman Place, Glenrothes

Welcome to Talisman Place, an outstanding 4 bedroom linked detached villa with integral double garage, large driveway and beautifully landscaped garden grounds. Boasting a generous floor area of approximately 166sqm, providing ample space for modern family living. This fantastic home offers move-in condition. Ideally located in close proximity to Glenrothes Golf Course.

Allan England's Award Winning team at First For Homes are delighted to welcome to the market this amazing 4 bedroom linked detached villa which has been beautifully upgraded throughout both internally and externally. Boasting 4 bedrooms, 3 public rooms and 3 bathrooms, this fantastic home offers versatile living for the whole family, comprising on the ground level of: entrance vestibule, entrance hallway, open plan lounge/diner with patio doors leading to rear garden grounds, family room with patio doors leading to the conservatory extension with additional patio doors leading to the front garden grounds. Well-appointed modern kitchen, perfect for a keen chef, providing ample countertop space and appliances and additionally benefiting from a separate utility room providing abundant storage, access to rear garden and integral double garage. The upper level of this beautiful home boasts a master bedroom with en-suite. 3 further generous bedrooms and brand new family shower room.

Externally this wonderful home provides beautifully landscaped rear gardens, providing a perfect retreat with a mix of lawn and patio area, ideal for alfresco dining and outdoor relaxation. The rear garden also benefits from a Scandinavian grill cabin/hut. The front garden is also beautifully presented, featuring a neat lawn and bordered by a fence. There is an integral double garage and driveway for multiple vehicles. Viewing is essential to fully appreciate all this fantastic home has to offer!

Home Report Value - £300,000

EPC Rating - D

Council Tax Band - F

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 VESTIBULE**

**ENTRANCE HALLWAY**

**OPEN PLAN LOUNGE/DINER**

24'11" x 13'11" approx (at widest points) (7.61m x 4.26m approx (at widest points))

**FAMILY ROOM**

**CONSERVATORY**

13'4" x 7'7" approx (4.07m x 2.33m approx)

**KITCHEN** 16'4" x 12'4" approx (5.00m x 3.76m approx)

**UTILITY ROOM** 22'0" x 4'8" approx (6.73m x 1.43m approx)

**WC/CLOAKS**

**STAIRS TO UPPER LEVEL**

**MASTER BEDROOM**

12'3" x 11'10" approx (3.74m x 3.63m approx)

**EN-SUITE**

**BEDROOM 2** 12'4" x 11'0" approx (3.76m x 3.36m approx)

**BEDROOM 3** 10'5" x 10'3" approx (3.20m x 3.14m approx)

**BEDROOM 4** 8'11" x 8'5" approx (2.73m x 2.57m approx)

**SHOWER ROOM (NEWLY INSTALLED)**

7'10" x 5'10" approx (2.40m x 1.80m approx)

**FRONT AND REAR GARDEN GROUNDS**

**SCANDINAVIAN GRILL CABIN/HUT**

**INTEGRAL DOUBLE GARAGE**

19'3" x 16'1" approx (5.88m x 4.92m approx)

**DRIVEWAY FOR 6 CARS (APPROX)**

**INFORMATION**

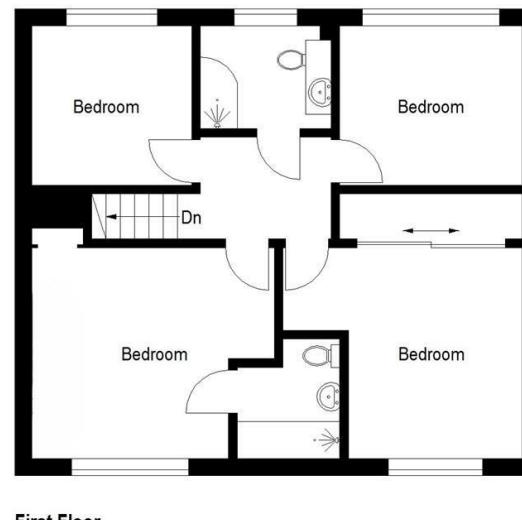
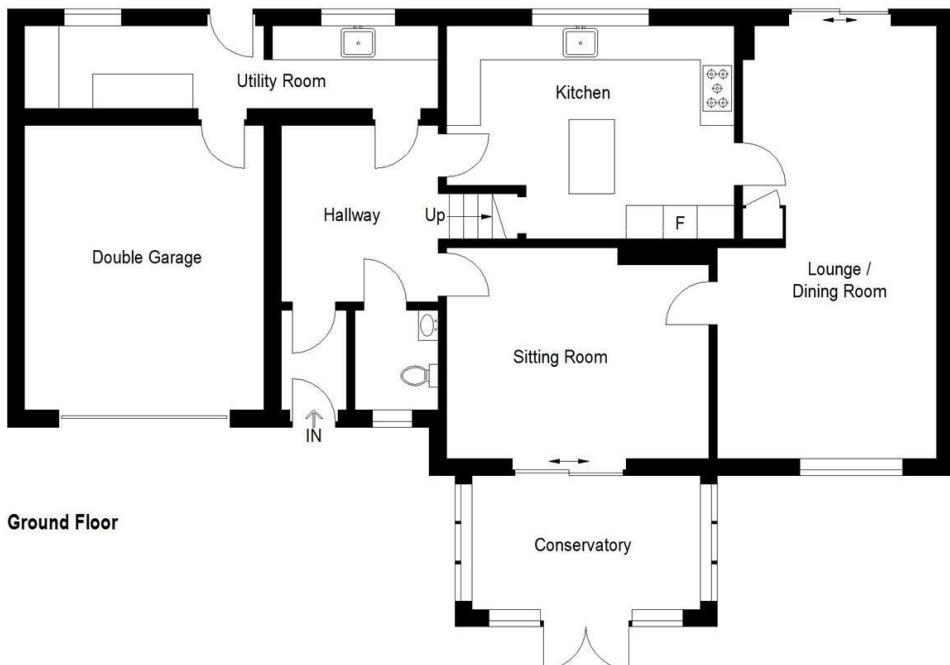


Illustration For Identification Purposes Only. Not To Scale (ID:1124011)

## 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.

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