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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 £245,000



Premium Property

Woodlea Grove, Glenrothes



A Wonderful Woodlea Home- Exceptional 5-Bed Detached Family Villa With 3 Car Driveway In A Sought-After Central Location of Glenrothes, With A Fantastic Garden To Entertain This Summer & Tasteful, Modern Decor Throughout, Don't Miss An Opportunity To View This Amazing Versatile Home For The Whole Family!

Allan England's award winning team at first for homes are proud to welcome to the market this exceptional Bright & Spacious 5-Bed Detached Family Villa situated within Woodlea Grove, Central Glenrothes. The property offers versatile living accommodation for the whole family which has been upgraded to a high standard throughout and comprises on the ground floor level: extended entrance vestibule, entrance hall, welcoming family lounge with built in cupboard, family dining room, modern kitchen with breakfast bar, ample worktop space with wall mounted/floor standing units as well as integrated appliances including dishwasher, microwave, oven/induction hob, utility room with space for American fridge freezer and cloaks/WC. The garage has been converted to bedroom 5/ family room with alluring bay window with bench seating to relax and enjoy your favourite book.

The upper level offers a substantial master bedroom with space for vanity area and built in wardrobes leading to a lovely modern en-suite shower room, 3 further bedrooms and family bathroom with jacuzzi bath and overhead shower.

Externally, there is an extended driveway providing off-street parking for 3 cars to the front and a generous private easily maintained rear garden completed with gorgeous patio seating areas, 3 double outside power points and woodland backdrop. Summer house is by seperate negotiation.

Early viewing is essential to ensure you don't miss out on this beautiful family home! Finished to an impeccably high standard throughout, the property is ready for you to move in and make it your own.

HOME REPORT VALUE £255,000

EPC RATING- C

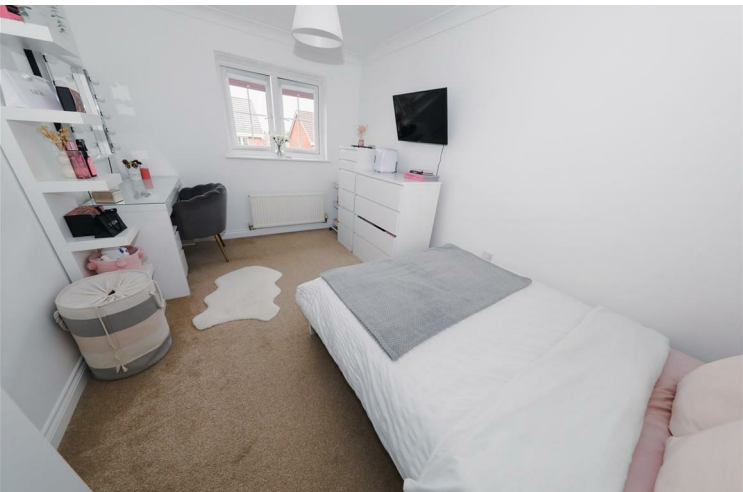
COUNCIL TAX BAND- E

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.





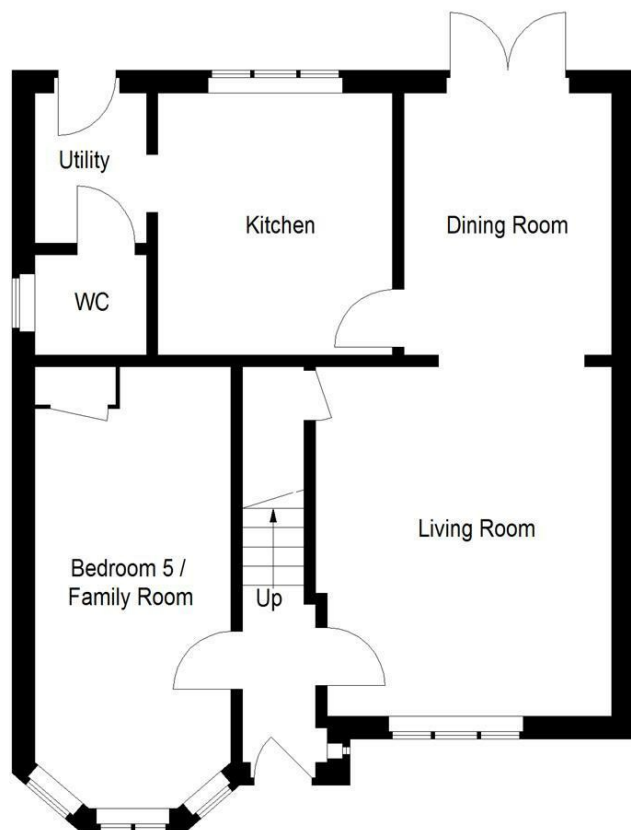
SITUATION – Glenrothes
ENTRANCE VESTIBULE
ENTRANCE HALLWAY
LOUNGE
14'9" x 12'7" (approx) (4.50m x 3.850m (approx))
DINING ROOM
11'3" x 8'2" (approx) (3.44m x 2.50m (approx))
KITCHEN
11'3" x 10'9" (approx) (3.44m x 3.30m (approx))
UTILITY ROOM
WC/CLOAKS
BEDROOM 5/ FAMILY ROOM/ CONVERTED GARAGE
20'5" x 7'7" (approx) (6.23m x 2.32m (approx))
STAIRS TO UPPER LEVEL



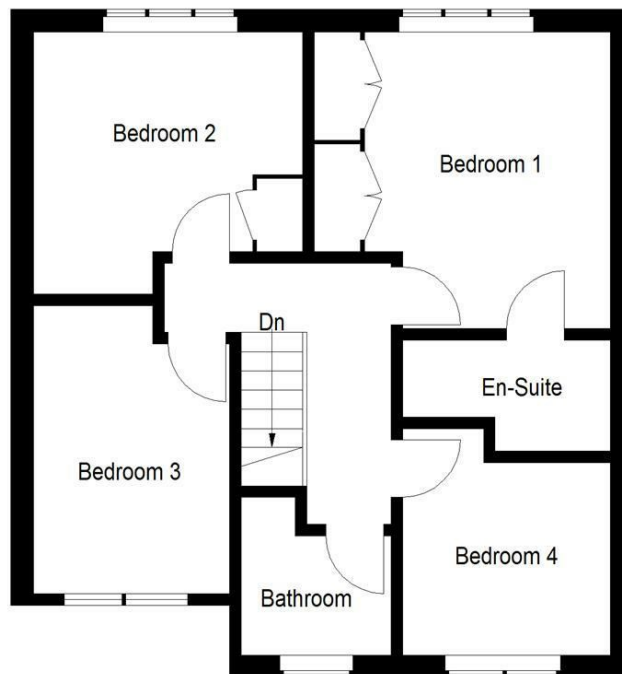
BEDROOM 1
11'8" x 9'7" (approx) (3.58m x 2.93m (approx))
EN-SUITE
BEDROOM 2
13'4" x 8'9" (approx) (4.08m x 2.68m (approx))
BEDROOM 3
12'7" x 10'0" (approx) (3.86m x 3.06m (approx))
BEDROOM 4
11'7" x 9'1" (approx) (3.54m x 2.78m (approx))
FAMILY BATHROOM
7'4" x 6'1" (approx) (2.25m x 1.86m (approx))
3 CAR DRIVEWAY
LANDSCAPED REAR GARDEN
INFORMATION



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		85
(81-91) B	78		(81-91) B	77	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1194904)

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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