



# 8 Henge Gardens

, Glenrothes, KY7 6QY

Offers Over £295,000



\* Viewings commence Weds 13th May 6-8pm - call us now on 01592 757114 to book your slot! \*

The pinnacle of modern living! Discover the perfect blend of contemporary design and family comfort in this absolutely stunning detached villa. Occupying a premier plot with great kerb appeal, within the highly sought-after Balfarg area of Glenrothes, this home is a masterclass in presentation. From the sleek, two-tone designer kitchen to the sun-drenched private gardens, every inch of this property has been curated to offer a lifestyle of luxury. With four generous double bedrooms, high-end finishes throughout and a layout designed for effortless entertaining, this is more than just a house—it's the forever home you've been waiting for.

Comprising lounge with a lovely outlook within this cul de sac setting, stunning dining kitchen, utility room, downstairs toilet, four double bedrooms, master en suite and family bathroom. Gas central heating with Hive system, double glazing, solar panels, beautiful gardens, driveway and integral garage. Immaculate AND all Category 1's on the Home Report! What more could you want? The property is set in the highly sought after Balfarg precinct with good amenities close-by including schools, the town centre, Rothes Halls Theatre and Library and the Michael Woods Leisure Complex. The property is within easy reach of the A92 trunk road which provides access throughout Fife and on to Dundee, Edinburgh, Perth and beyond. There is a local extensive bus service across Fife and beyond and Train Stations are nearby at both Thornton and Markinch. The surrounding Fife countryside is ideal for outdoor pursuits including Cluny Clays Activity Centre, Lomond Hills Regional Park, Balbirnie Park, Markinch, Riverside Park to name but a few. There is an abundance of golf courses very nearby and St Andrews, home of golf, is a 30 minute drive away.



## Entry

Entry to the property is via a modern composite door with attractive double glazed insets into the entrance vestibule.

## Entrance Vestibule

A bright and welcoming introduction to the home, leading to all lower-level accommodation with stairs to the upper landing.

## Lounge 11'10" x 17'3" (3.63 x 5.28)

Accessed via the hall or the dining kitchen, this beautifully presented, spacious living area featuring two large front facing windows that flood the room with natural light. Modern acoustic panelling to wall with TV bracket (which is included) and two ladder radiators complete this tranquil room, perfect for entertaining or relaxing evenings. Double opening doors into the kitchen.

## Dining Kitchen 19'7" x 11'8" (5.99 x 3.56)

The true heart of the home. Accessed via the lounge or hall, this super-sized, two-tone kitchen installed in 2024, boasts a sleek, contemporary finish with a full range of integrated appliances comprising Neff hob with built in draught extractor. This is a fabulous modern invention which ventilates to below the hob, rather than taking up a wall with an extractor fan! Who knew you could get such a thing! Also fitted with a tall fridge, tall freezer and dishwasher. It offers ample space for a large dining table and additional furniture, making it the ultimate hub for family meals and hosting guests. Such a lovely, pristine cooking and family space! Door into utility room.

## Utility Room 10'7" x 6'8" (3.23 x 2.05)

Located just off the kitchen, providing a practical laundry area with rear facing window and door leading out to the rear garden. Good storage with cupboard and drawers. Space for appliances. Door also into integral garage.

## Downstairs Toilet

Handy lower level convenience with sink and toilet. Window to the front.

## Upper Hallway

Generous upper hallway with access to all bedrooms and family bathroom. Loft hatch.

## Master Bedroom 10'7" x 12'8" (3.23 x 3.88)

A sanctuary of calm, this expansive double bedroom with windows overlooking the front of the property. Features a super, large walk-in wardrobe which provides double rails and shelves. A great space, you need to see to believe it and seldom found in properties!

## En Suite 7'10" x 6'8" (2.41 x 2.05)

En-suite shower room with high-quality fixtures and a walk-in shower enclosure, sink, toilet with built around vanity units. Window to the rear.

## Bedroom 11'10" x 11'8" (3.63 x 3.56)

Another generous double bedroom, again featuring the spacious walk-in wardrobe area and neutral, modern decor. Window overlooking the rear of the property.

## Bedroom 11'10" x 13'2" (3.63 x 4.03)

Well-proportioned double room, also benefitting from the generous walk-in wardrobe storage. Faces the front of the property.

## Bedroom 9'9" x 9'6" (2.99 x 2.92)

A versatile fourth, double bedroom, facing to the front of the property. Ideal as a guest room or a sophisticated home office.

## Family Bathroom 8'7" x 6'8" (2.63 x 2.05)

A luxury, crisp fitted suite including a bath with an overhead shower. The sink and toilet are integrated into a vanity unit, offering excellent storage and a clean, seamless finish. Modern wet walls and flooring, complete this rear facing bathroom.

## Gas Central Heating

Gas central heating controlled by a modern Hive Smart System for maximum efficiency with the boiler located in the garage.

## Double Glazing

Full double glazing throughout to windows and door panes.

## Solar Panels

PV panels are fitted to the south-facing pitch of the roof.

## Driveway

Mono bloc driveway leading to the integral garage.

## Garage 10'7" x 17'8" (3.23 x 5.41)

Integral garage accessed via an up and over door and further convenient door into the utility room. Fitted with power and light. The garage currently houses an additional fridge/freezer, two metal locking cabinets and shelving which the seller is happy to leave, should the buyer wish. An electric vehicle charger has been installed, adjacent to the garage entrance.

## Gardens

The manicured front garden is laid to lawn with mono bloc to the driveway and side access to rear garden. Beautifully landscaped rear gardens, featuring a sunshine paved patio area designed for alfresco dining and soaking up the afternoon sun. Enclosed by fencing with a bin storage area and garden shed. Lawned section and chipped round one side, this truly is a lovely space to make your own and enjoy the good weather! (If we ask nicely, the seller will also leave the robot lawn mower which has been programmed to the lawn section - how fabulously handy!)

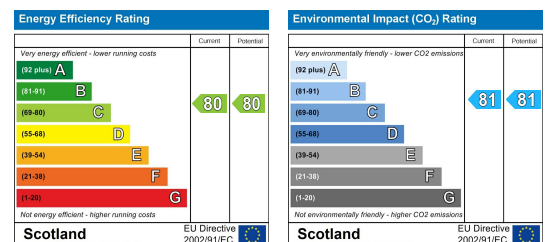
## Viewing

I am sure after reading all of this and seeing the fabulous video you will want to see it for yourself! Just give us a call on 01592 757114 and we will be happy to arrange your own personal visit.

## Area Map



## Energy Efficiency Graph



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14 North Street, Glenrothes, KY7 5NA

Tel: 01592 757114 Email: property@innesjohnston.co.uk www.innesjohnston.co.uk