

# first for homes

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Contact Allan England's Team

01592 752 944



Pitkeyv Court, Glenrothes

**Offers over £264,995**

# Pitkevy Court, Glenrothes

Beautifully Presented 4/5-Bed Extended Detached Family Villa With Drive & Garage!

Allan England's award winning team at first for homes are proud to welcome to the market this lovely 4/5-Bed Extended Detached Family Villa situated within the sought-after area of Formonthills, Glenrothes. The property offers beautifully presented, bright and spacious living accommodation comprising to the ground floor: entrance hall, family lounge with patio doors to conservatory, kitchen, dining room/bedroom 5 and cloaks/WC. The upper level offers: master bedroom with en-suite shower room, 3 further bedrooms and family bathroom. Externally, there are gardens to the front and rear, a driveway to accommodate 2/3 cars and single garage. Early viewing is highly recommended to ensure you don't miss out!

HOME REPORT VALUE £275,000  
EPC RATING C  
COUNCIL TAX BAND E

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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.

- 4/5 Bed Extended Detached Family Villa
- 2-3 Car Driveway & Single Garage
- Desirable Formonthills Area Of Glenrothes
- Family Lounge With Patio Door To Conservatory
- Gardens Front & Rear
- Beautifully Presented
- Early Viewing Advised
- HOME REPORT VALUE £275,000
- EPC RATING C
- COUNCIL TAX BAND E





## SITUATION – Glenrothes

### ENTRANCE HALL

### FAMILY LOUNGE

14'10" x 11'10" approx. (4.54m x 3.62m approx.)

### CONSERVATORY

12'10" x 12'2" approx. (3.92m x 3.71m approx.)

**KITCHEN** 15'5" x 8'11" approx. (4.72m x 2.74m approx.)

### DINING ROOM / BEDROOM 5

10'8" x 8'11" approx. (3.27m x 2.74m approx.)

### CLOAKS / WC

### UPPER LEVEL

### MASTER BEDROOM

12'4" x 10'11" approx. (3.78m x 3.33m approx.)

### UPGRADED EN-SUITE

### BEDROOM 2

10'11" x 8'10" approx. (3.34m x 2.70m approx.)

### BEDROOM 3

9'3" x 7'6" approx. (2.83m x 2.31m approx.)

### BEDROOM 4

9'2" x 8'4" approx. (2.80m x 2.55m approx.)

### FAMILY BATHROOM

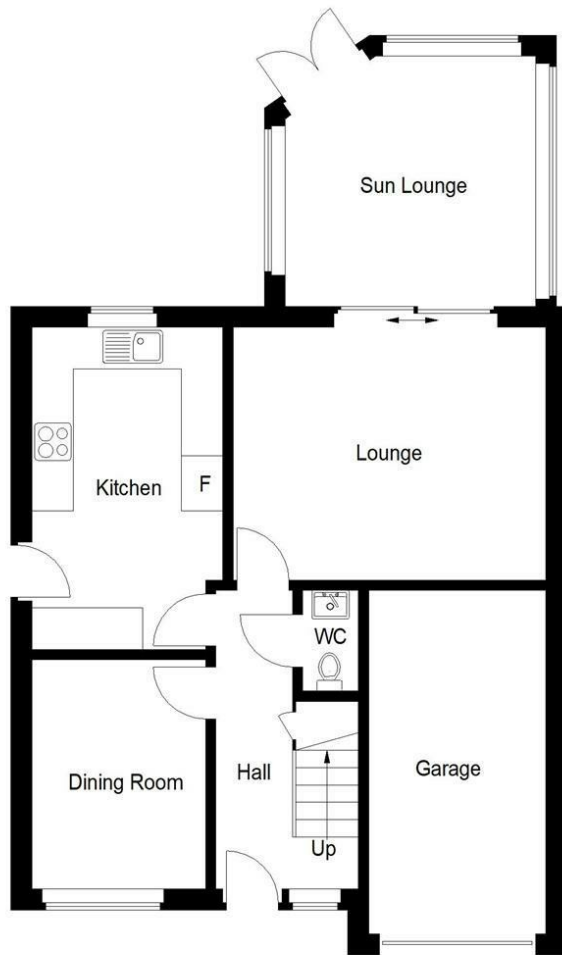
7'8" x 6'5" approx. (2.34m x 1.97m approx.)

### 2-3 CAR DRIVEWAY

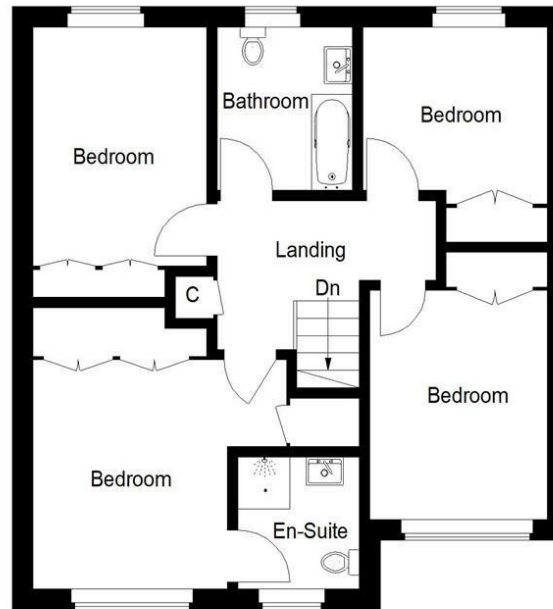
### SINGLE GARAGE

### GARDEN GROUNDS

### INFORMATION



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2024 (ID1078959)

## 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

### Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



**first for trust**



**first for service**



**first for aftercare**

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