

# first for homes

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



Maree Way, Glenrothes  
**Offers over £274,995**

# Maree Way, Glenrothes

Impressive 5-Bedroom Detached Family Home With Large Outbuilding and Driveway In Highly Desirable Area Of Pitcairn, Glenrothes!

Allan England's multi-award winning team at first for homes are proud to present to the market this beautifully presented Detached Villa. The property is situated within the highly sought-after area Pitcairn in the North of Glenrothes and comprises: entrance hall, lounge, dining room/bedroom, sitting room/bedroom, kitchen and cloakroom W/C. The upper level boasts: bedroom with dressing room and ensuite shower room thereof, two further bedrooms and family bathroom. Externally there is an impressive outbuilding with bar, feature log burner and integrated fridge/freezer set within beautifully landscaped south west facing garden grounds and to the front a 4-car driveway. Viewing is highly recommended to fully appreciate all this impressive, beautiful family home has to offer. Don't miss out!

Home Report Value £290,000

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.

- Impressive 5-Bedroom Detached Family Home In A Highly Desirable Area Of Pitcairn, Glenrothes
- External Outbuilding/Bar With Feature Log Burner
- Beautifully Presented Throughout
- 4-5 Car Driveway
- Landscaped South West Facing Garden Grounds
- Cloakroom W/C & Family Bathroom
- Home Report Value £290,000
- EPC Rating C
- Council Tax Band E
- Early Viewing Recommended





## SITUATION – Glenrothes

### ENTRANCE HALLWAY

**LOUNGE** 15'1" x 12'7" (approx) (4.60 x 3.84m (approx))

### KITCHEN/DINER

15'1" x 12'3" (approx) (4.60 x 3.75m (approx))

### BEDROOM 4

15'9" x 8'8" (approx) (4.81 x 2.66m (approx))

### BEDROOM 5

13300'6" x 8'10" (approx) (4054 x 2.70m (approx))

### CLOAKS W/C

### STAIRS TO UPPER LEVEL

### BEDROOM 1

12'9" x 9'10" (approx) (3.90 x 3.01m (approx))

### DRESSING ROOM

**EN-SUITE** 8'2" x 6'8" (approx) (2.51 x 2.05m (approx))

### BEDROOM 2

11'2" x 10'11" (approx) (3.41 x 3.33m (approx))

### BEDROOM 3

12'5" x 9'10" (approx) (3.81 x 3.01m (approx))

### FAMILY BATHROOM

9'10" x 7'7" (approx) (3.00 x 2.33m (approx))

### LARGE OUTBUILDING/BAR

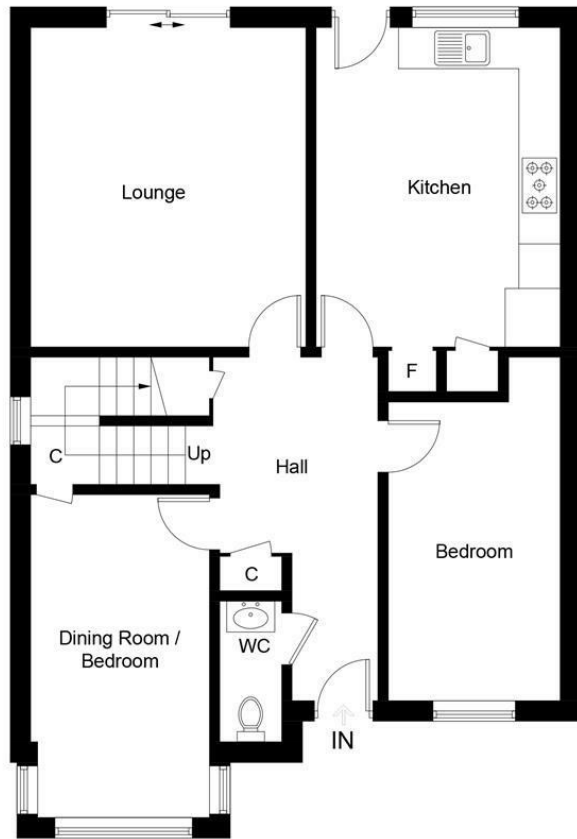
16'5" x 12'2" (approx) (5.02 x 3.72m (approx))

### LANDSCAPED SOUTH WEST FACING REAR GARDEN GROUNDS

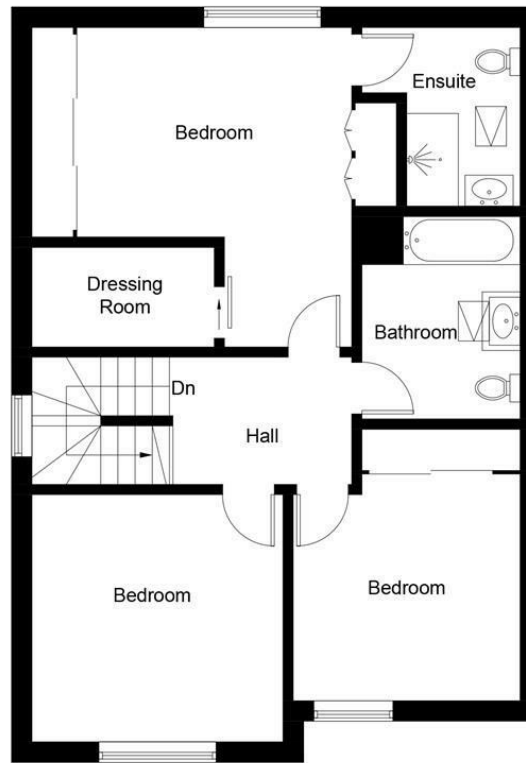
### 4/5 CAR DRIVEWAY

### INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1066095)

## 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?

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**first for service**



**first for aftercare**

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

32 North Street, Glenrothes, Fife KY7 5NA  
 Fax: 01592 807947  
 sales@firstforhomes.co.uk  
 www.firstforhomes.co.uk