



**17 Leslie Mains, Glenrothes, KY6 3FB**

**Offers Over £425,000**



IMMACULATE 5 Bedroom, 2 Reception, 2 Bathroom Detached Villa Finished to a Very High Standard offering Stunning OPEN PLAN Living Spaces, Landscaped Gardens, Off Street Parking and an Integrated Double Garage – a Fabulous FAMILY HOME in Move In Condition. Situated in a Cul-De-Sac in a Sought-After location within walking distance of Riverside Park and a short drive to local amenities including the bus station and the Primary / Secondary Schools. Markinch train station nearby provides direct links to Edinburgh City Centre. Accommodation: Hall, sitting room, open plan lounge dining kitchen, utility room, downstairs W.C, master bedroom with dressing room and luxury ensuite bathroom, 4 further double bedrooms and a family bathroom. DG. CGH. Landscaped gardens. Off Street Parking and an Integrated Double Garage. PERSONAL PROPERTY TOUR available online.



## LOCATION

Located in central Fife and regarded as a "New Town" Glenrothes has excellent recreational facilities at the Michael Woods Sports centre, including parkland, various sports venues and two golf courses. In recent years it has become a focus for electronics manufacturing, earning it the nickname 'Silicon Glen', after Silicon Valley in the USA. Main shopping facilities are located at the Kingdom Shopping Centre including a multi-screen cinema and bus station. Education is provided through a number of local Primary and Secondary schools. The nearby A92 allows swift access to Edinburgh/Dundee including railway stations at both Thornton and Markinch.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a composite door with opaque double-glazed inlets leading into the welcoming and spacious lower hallway. A carpeted, solid oak stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. Cupboard provides shelving/hanging/storage space. Under cupboard provides further storage. Cornicing. 2 radiators. LVT flooring. Alarm system located near the front door.

## SITTING ROOM

15'8" x 14'0" (4.79m x 4.28m )

Good-sized sitting room with 3 double-glazed windows to the front creating a bay style window area. Cornicing. Radiator. Carpeted.

## LOUNGE DINING KITCHEN

22'10" x 21'7" (6.97m x 6.58m )

Beautiful open plan social living space with a fitted kitchen comprising: Wall mounted, floor standing units with quartz worktops and coordinating upstand. Peninsula unit provides a social cooking area with additional storage space below. Integrated appliances include an induction hob with built-in down draft extractor, eye level oven, grill, dishwasher, fridge / freezer and hidden recycling. Ample space to create separate lounge and dining areas. Double-glazed windows to the sides providing ample natural light. Cornicing. Radiator. LVT flooring. Double-glazed patio doors lead to the patio and rear garden. Doorway to the utility room.

## UTILITY ROOM

14'11" x 6'9" (4.57m x 2.08m )

Spacious utility room with 3 double-glazed windows to the rear. Cupboard provides shelving / storage space. Doorways to the garage and W.C. Radiator. LVT flooring. Composite door leads to the rear garden.

## W.C.

6'0" x 4'1" (1.84m x 1.25m )

Contemporary 2-piece suite comprising: W.C and a wash hand basin. Partially tiled. Opaque double-glazed window to the rear. Coving. Radiator. Tiled flooring.

## UPPER LANDING

Hatch provides access to the partially floored roof space via a fixed metal ladder. Cupboard provides shelving/hanging/storage space. Cornicing. Radiator. Carpeted.

## MASTER BEDROOM

18'0" x 17'4" (5.51m x 5.29m )

Spacious double bedroom with 3 double-glazed windows to the front creating a bay style window area. Built-in Bluetooth speaker system. Coving. Radiator. Carpeted. Doorway to the ensuite bathroom and open to the dressing area.

## DRESSING AREA

10'5" x 5'9" (3.19m x 1.76m )

Convenient dressing area with open design wardrobes providing ample shelving/hanging/storage space. Radiator. Carpeted.

## ENSUITE BATHROOM

10'4" x 6'5" (3.16m x 1.96m )

Luxury 4-piece suite comprising: W.C, vanity wash hand basin, freestanding bathtub and a walk-in shower area with a fixed screen and a thermostatic control rainfall shower. Inset TV above the bath and a Bluetooth speaker system. 2 Opaque double-glazed windows to the front. Fully tiled with an inset mirror. Vertical radiator. Tiled flooring.

## BEDROOM 2

10'4" x 8'8" (3.15m x 2.66m )

Additional double bedroom with 2 double-glazed windows to the rear. Cupboard provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

## BEDROOM 3

10'1" x 9'4" (3.08m x 2.87m )

Further double bedroom with 2 double-glazed windows to the rear. Cupboard provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

## BEDROOM 4

12'2" x 10'1" (3.73m x 3.08m )

Double bedroom with 2 double-glazed windows to the rear overlooking the garden. Cupboard provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

## BEDROOM 5

12'7" x 12'1" (3.86m x 3.69m )

Final double bedroom with 2 double-glazed windows to the front with fitted blackout blinds. Bluetooth speaker system 2 cupboards provide shelving/hanging/storage space. Coving. Radiator. Carpeted. Speakers.

## BATHROOM

10'0" x 7'7" (3.05m x 2.32m )

Luxurious 4-piece suite comprising: W.C, vanity wash hand basin, freestanding bathtub and a walk-in shower area with a fixed screen and a thermostatic control rainfall shower. Inset TV above the bath and a Bluetooth speaker system. Opaque double-glazed window to the rear. Partially tiled with an inset mirror. Vertical radiator. Tiled flooring.

## GARDEN

To the front of the property is laid to lawn with a monobloc driveway providing off street parking and access to the double garage. A monobloc path to the side with a timber gate leads into the rear garden. The rear garden is low maintenance laid with artificial grass and paving with borders containing plants and shrubs. An elevated paved patio with glass balustrade provides an ideal space for garden furniture to relax and enjoy time in the sun. The garden is fully enclosed within a timber fence surround making this a safe space for children and pets to play. A timber shed provides outdoor storage.

## GARAGE

20'0" x 19'1" (6.11m x 5.84m )

Generous size double garage accessed via 2 electric roller doors providing secure parking with ample additional storage space. Wall mounted gas central heating condensing combi boiler. Tiled flooring.

## AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-101) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		79	82
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-101) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		78	79
EU Directive 2002/91/EC			

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