

4 Kinnaird Close, Glenrothes, KY7 4TF

Offers Over £425,000

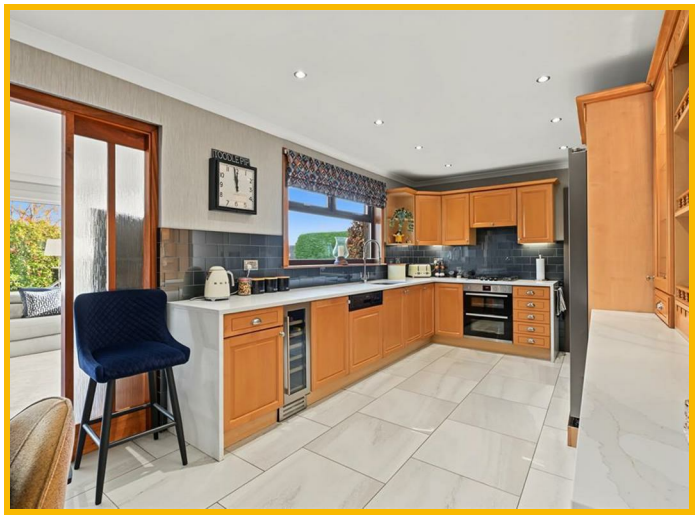
Fife Properties

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STUNNING 5 Bedroom 2 Reception DETACHED BUNGALOW finished to an EXCEPTIONAL STANDARD, on a SUBSTANTIAL PLOT within a CUL DE SAC in the sought-after location of Finglassie, providing easy access the Town Centre, Michael Woods Sports Complex, Primary and Secondary schools and good commuting links via road and rail. Accommodation: Hall, living room, dining kitchen, laundry room, garden room, master bedroom with an ensuite shower room, with Hammond fitted bedroom furniture, 4 further bedrooms, an ensuite W.C and a family bathroom. DG. GCH with Hive system. Landscaped gardens. Driveway with EV charge point and a Detached 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-glazing to the side leading into the inner hallway through the vestibule. A cupboard houses the condensing system boiler and the hot water tank. Coving. Vertical radiator. Carpeted.

LIVING ROOM
15'1" x 13'3" (4.61m x 4.06m)
Spacious living room with a double-glazed window to the front. Feature gas fire set in a natural stone surround and hearth. Coving. Radiator. Carpeted. Double mahogany doors lead to the inner hall.

DINING KITCHEN
28'3" x 9'10" (8.62m x 3.00m)
Fantastic dining kitchen comprising: Wall mounted, floor standing maple units with Calacatta gold natural stone worktops with glass tile splashbacks and a ‘Franke’ stainless steel 1.5 bowl sink with a ‘Franke’ mixer tap. Integrated appliances include a gas hob, extractor fan, oven, dishwasher, wine cooler, plumbed in fridge/freezer and a store-away ironing board. Ample space for dining. Coving. Vertical radiator. Tiled flooring. Doorways to the utility room, inner hall and sunlounge. Display/storage to the rear with doorways to 2 further bedrooms including the master bedroom.

UTILITY ROOM
9'10" x 5'6" (3.01m x 1.69m)
Convenient utility room with wall mounted and floor standing units with contrasting worktops, soft close drawers and a stainless-steel sink. Space for a plumbed appliance. Hatch provides access to the partially floored roof space with light and power via a fixed Ramsay ladder. Coving. Vertical radiator. Tiled flooring. A timber door with opaque double-glazing leads to the rear garden.

SUN LOUNGE
13'9" x 10'8" (4.20m x 3.26m)
Bright sun lounge with wraparound double-glazed windows to the rear overlooking the garden. Coving. Vertical radiator. Carpeted. Double sliding doors lead to the raised ‘Trex’ decking.

BEDROOM 5 / HOME OFFICE
7'7" x 7'5" (2.32m x 2.28m)
Good-sized room with a double-glazed window to the front currently utilised as a home office with custom fitted furniture, potential for use as bedroom 5. Hatch to the roof space with integrated ladder. Coving. Radiator. Solid wood flooring.

MASTER BEDROOM
15'7" x 12'5" (4.76m x 3.80m)
Spacious double bedroom with a double-glazed window to the rear and a patio door leading to the rear decking, which feature lighting. Feature down lighting and fitted furniture with fitted Hammond wardrobes providing shelving/hanging storage space with internal fitted drawers. Coving. Vertical radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM
10'11" x 7'5" (3.34m x 2.28m)
Stunning 3-piece suite: comprising W.C, dual wash hand basins set on a granite vanity and a wet walled shower enclosure with a pivot screen and an electric power shower unit. Velux skylight provides ample natural light. Coving. Timber panelling. Vertical heated towel rail. Tiled flooring.

BEDROOM 2
12'6" x 9'10" (3.82m x 3.01m)
Additional double bedroom with a double-glazed window to the front. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted. Doorway to the ensuite W.C.

ENSUITE W.C
5'9" x 3'1" (1.76m x 0.96m)
2-piece suite comprising: W.C and a vanity wash hand basin with a wet walled splashback. Radiator. Laminate flooring. Vanity light/shaving point.

BEDROOM 3
9'10" x 9'2" (3.01m x 2.81m)
Further bedroom with a double-glazed window to the rear overlooking the garden. Built-in wardrobe provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

BEDROOM 4
9'11" x 9'10" (3.03m x 3.00m)
Double bedroom with a double-glazed window to the front overlooking the front garden. Cupboard provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

BATHROOM
9'10" x 5'10" (3.02m x 1.80m)
4-piece suite comprising: W.C, vanity wash hand basin, bathtub and a wet walled shower enclosure with sliding doors and an electric power shower unit. Opaque double-glazed window to the rear. Coving. Timber panelling. Heated towel rail. Tiled flooring.

GARDEN
The property occupies a substantial plot with landscaped gardens to the front, side and rear, featuring beautiful lawns, stocked borders, raised planters, impressive hedgerow, mature trees and an established orchard. The rear garden boasts a substantial ‘Trex’ raised deck with polarised safety glass and stainless-steel balustrade, providing an ideal space for lounge and dining furniture for outdoor entertaining with family and friends. A further deck, accessed from the master bedroom, offers a peaceful spot to enjoy the morning sun. The secret garden through the hedgerow features a summer house and potting shed with power, currently used as a sheltered social space but equally suited to keen gardeners. The gardens benefit from external power sockets, feature lighting and a network of low-maintenance resin pathways providing access to the property and around the gardens. To the front, a monobloc driveway with EV charging point offers off-street parking for multiple vehicles and access to the detached double garage.

GARAGE
19'0" x 18'4" (5.81m x 5.59m)
A spacious detached double garage accessed via 2 metal up and over doors provides secure parking with ample additional storage space, a fixed workbench and a tool storage area. The garage is equipped with a log burner, light, power and concrete flooring.

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

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TV GIRL

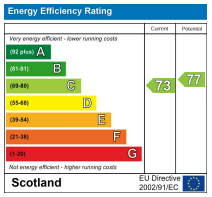


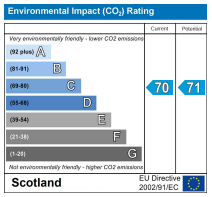




GROUND FLOOR







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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