



## 1 Loch Katrine Gardens, Glenrothes, Fife, KY6 2NW

Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Beautifully presented and spacious, four-bedroom, detached family home with gardens, driveway and an integrated garage. Set south-facing, in a modern, factored, family-orientated residential development, in the town of Glenrothes, Fife.

Comprises an entrance hall, living room, dining room and kitchen, utility room, a master bedroom with an en-suite and a balcony, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a generous integrated kitchen, modern bathroom suites, quality engineered wood flooring, contemporary lighting, and multiple TV points.

In addition, there is gas central heating, double glazing, and superb storage integrated storage including bedroom wardrobes and a garage with power and lighting. Additionally, the garage has rendered walls and flooring; whilst to the front is a lawn and double driveway and to the rear, a garden includes a paved patio and a lawn.

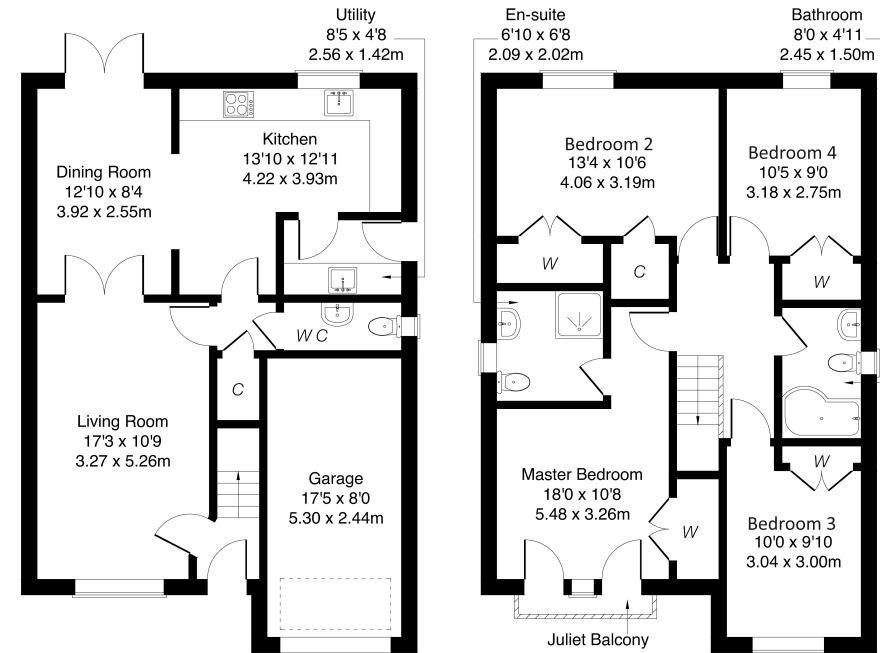
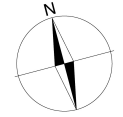
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, and opens into a tastefully finished living room with further access from the rear hall, with features including a southerly facing window allowing plentiful natural light, a wall-mount TV point and light decor. With double doors and wood-effect flooring continuing from the lounge, a spacious dining room and kitchen are set to the rear, with patio doors leading to the garden. Modern fitted units include wood effect worktops, a tiled surround, a sink with a drainer, and an integrated oven and gas hob; whilst a utility room has a side door, further units, a sink with a drainer and space for freestanding appliances. Set off the inner hall is a convenient WC with a two-piece suite.

On the upper floor, a generous master bedroom is set to the front, with a large built-in wardrobe, a Juliet balcony, carpeted flooring, neutral decor, a wall-mount TV point and an en-suite shower room. Three further carpeted bedrooms are set to opposite aspects, similarly well-finished, including built-in wardrobes. Completing the accommodation, the family bathroom has a side aspect window, and a modern three-piece suite including a shower over a P-shape bath and tiled splash walls.



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Approximate Gross Internal Area: (1453 sq ft - 135 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Glenrothes is Fife's third largest town, with a mixture of residential properties throughout. Retail opportunities include the Kingdom Shopping Centre, with a broad range of high-street names, with supermarkets including an ASDA, ALDI, Lidl and Marks & Spencer. The Michael Woods Centre provides extensive modern sports and leisure facilities; whilst Glenrothes boasts its very own 18-hole golf course, cinema and theatre in the Rothes Halls. Both primary and secondary schooling are

well provided for, with further education available at The Adam Smith College at the Stenton campus of Fife College. For the commuter, the A92 allows rapid access to Edinburgh and the central belt and there are railway stations at both Thornton and Markinch.









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