



Offers Over £225,000
4 Pine Lane
Glenrothes, KY7 5TF



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Pine Lane

Glenrothes, KY7 5TF

Located at the start of a cul de sac within a mature, sought after development, this EXTENDED DETACHED VILLA is in outstanding order throughout, fabulously appointed and IN TRUE MOVE IN CONDITION. Accommodation comprises on the ground floor: Hall, beautifully presented lounge, semi open plan dining room, modern replanned kitchen, study and downstairs Cloakroom WC. The upper floor accommodates three bedrooms and the redesigned family bathroom. Garage, mono block drive, enclosed south facing rear gardens and wonderful summerhouse. A property that has to be viewed.





Hall

Principle access to this outstanding family home is through an attractively finished panelled and pattern glazed UPVC external door. The tastefully decorated hall leads to the snug sitting room/study. The staircase rises to the upper level. Cupboard offers storage. Quality dark wood flooring.

Lounge

A beautifully presented public room, positioned to the front of the property with large picture frame window over looking the quiet cul de sac. Focal point for the room is an attractive Fire place with modern electric display fire. The quality laminate flooring continues through from the hall, study and dining room.

Open Plan Dining Room

The Dining room is large enough for a good sized dining table and additional free standing furniture. Double modern French style doors egress to the raised decking area and rear garden. A tasteful wide arch forms the divide from the lounge.



Study/Snug Sitting Room

In the position of the original kitchen, this room is presently being utilised as a home office but could form a snug sitting room, child's play room etc. Window formation over looks the landscaped rear garden. The room is open plan to the inner hall, an internal door leads to the lounge dining room. The quality laminate flooring continues through from the hall and into the lounge dining room.

Inner Hall

This small inner hall is open plan to the study and has internal doors leading to the kitchen and downstairs cloakroom WC.

Kitchen

The kitchen forms the main part of the extension, there is a good supply of modern high end floor and wall storage units, drawer units, contrasting wipe clean work surfaces with inset composite one and a half basin sink, drainer and mixer taps. Integrated fan assisted oven and eye level microwave. Extended five burner gas hob with modern over head extractor. Ceramic tiled, brick effect splash backs. The American style fridge freezer may be available subject to price or by separate negotiation. Double aspect windows and external door exits too the enclosed landscaped rear garden.



Downstairs Cloakroom WC

Located on the ground floor this handy Cloakroom WC has a wall mounted wash hand basin and low flush WC. Tiled flooring.

Upper Floor

Stairs and Landing

The staircase rises to the upper level, the landing has a tasteful modern glazed banister to the stairs. Internal doors lead to all three bedrooms and the family bathroom. Window formation allows for natural light. Ceiling hatch leads to the attic space. Cupboard houses the new gas boiler and allows for additional storage.

Master Bedroom

An excellent sized double bedroom positioned to the front of the property with window formation over looking the quiet cul de sac. Fabulous feature panelled wall.

Bedroom Two

A second excellent sized double bedroom, this time positioned to the rear of the property with window formation over looking the landscaped easily maintained rear garden.



Family Bathroom

The bathroom has been beautifully redesigned and tiled throughout. Facilities comprise low flush WC, wash hand basin set into an attractive vanity and superb double ended bath/shower combination with thermostatically controlled shower that includes both hand held and rain drop head shower fitments. Modern panelled ceiling with down lighters. Ladder style heated towel rail. Over sized tiled flooring.

Bedroom three

The third bedroom is again located to the front of the property and has a window formation over looking the quiet cul de sac. Recessed raised storage area. This room is presently being utilised as a dressing room but could easily be utilised as a third bedroom. Quality SBC (water proof) flooring.

Garage

The garage has vehicle access from the mono block drive through an up and over door. Light and power.



Gardens

The garden to the front of the property is of open plan design, the astro turf lawn assists in easy maintenance. The drive offers side by side parking and leads to the garage. The enclosed SOUTH FACING rear garden has been thoughtfully designed and includes a large raised decking area, lawn, patios and further stone chip seating area. A fabulous modern summerhouse with integrated tool shed offers the finishing touch.

Heating and Glazing

Gas central Heating, (the boiler was replaced in February 2025 (and its understood has a long tern warranty)
Double glazing.

Contact Details

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SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

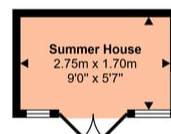
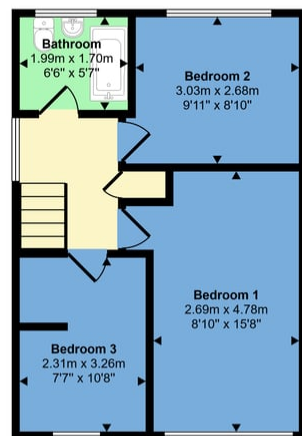
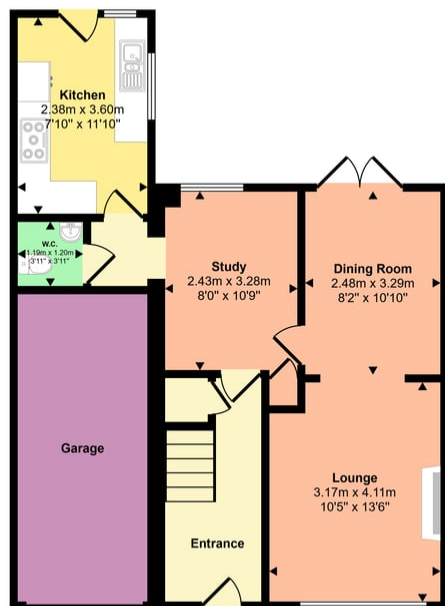
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FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area
110 sq m / 1184 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 82 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

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