



Offers Over £315,000
8 Guthrie Court
Glenrothes, KY7 6FG



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Guthrie Court

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LOCATION, LOCATION, LOCATION, this EXTENDED DETACHED BUNGALOW is set within beautiful mature gardens and is positioned at the end of a quiet peaceful cul de sac within one of Glenrothes most sought after locations. Accommodation comprises: Vestibule, Hall, well appointed lounge, cottage style breakfasting kitchen with open plan family room, utility room, family bathroom, master bedroom with triple bi folding doors opening onto the raised terrace, en-suite shower room, and three further good sized bedrooms, Garage, extensive fabulous landscaped gardens with summer house and barbecue area. A superb family home awaits you.





Vestibule

Principle access to this superb family home is through a traditional panelled and glazed external door. An opaque glazed panel to the side of the door allows further natural light. The Vestibule enjoys quarry tiled flooring and coving to the ceiling. A further timber and glazed door with glazed side panel leads to the hall.

Hall

The L shaped hall has double French style doors leading to the lounge, further internal doors access the breakfasting kitchen, the utility room, all four bedrooms and the family bathroom. Ceiling hatch leads to the partially floored attic space which can be accessed via 'Ramsay Ladder'. Cupboard allows for storage. Laminate flooring. Coving and down lighters to the ceiling.

Lounge

A spacious well appointed public room positioned to the front of the property. A large window formation extends along the greater part of one wall and boasts views over the beautiful mature garden and quiet cul de sac. Georgian style tiered ceiling with coving. Quality laminate flooring.



Breakfasting kitchen and open plan Family Room

The kitchen offers a good supply of cottage style base storage units, drawer units, coordinated wall mounted display shelving, solid timber wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps,. Tiled splash backs. The wide matching breakfasting bar (seats five) forms the divide from the family area. Full range cooker . The family area could easily be utilised as a formal dining area. Two sets of windows and external door exit to the fabulous landscaped gardens. Superb polished bamboo hardwood flooring continues through the kitchen and family areas.

Utility Room

The handy utility room is plumbed for automatic washing machine and has space for a tumble dryer. Wipe clean work surfaces. Opaque glazed window. This could easily be converted to form a home office.

Family Bathroom

The spacious family bathroom enjoys three piece suite comprising low flush WC, pedestal wash hand basin and extra wide bath/shower combination with wall mounted "Triton" electric shower and shower screen. Deep towel shelving. Slate tiled flooring.



Master Bedroom

The master bedroom forms part of the large extension, positioned towards the rear of the property with floor to ceiling and almost wall to wall bi folding glazed doors exiting to the raised terrace and beautiful expansive gardens.

En-Suite Shower room

The en-suite shower room is extensively wet walled. Facilities comprise low flush WC, pedestal wash hand basin and extra large tiled shower area with thermostatically controlled shower. Slate tile flooring.

Bedroom Two

A second excellent sized double bedroom, positioned to the front of the property with window formation over looking the beautiful front garden and quiet peaceful cul de sac. Built in wardrobes with mirror sliding doors extend along a good part of one wall. Quality laminate flooring.

Bedroom Three

The third double bedroom is positioned to the rear of the property with window formation over looking the wonderful landscaped gardens. Triple wardrobes extend along the greater part of one wall. Quality laminate flooring.



Bedroom Four

The fourth bedroom is positioned to the front of the property with window formation over looking the beautiful landscaped gardens and quiet cul de sac. Built in double wardrobe with mirror sliding doors.

Garage

A large garage is located to the side of the property. Vehicle access is from a long mono block drive then through an up and over door. A pedestrian door exits to the rear garden. Light and power.

Summerhouse

The large summerhouse is located within a sheltered corner of the garden.

Garden

The property occupies a corner plot, the expansive beautifully landscaped gardens boast fabulous shrubberies and flower beds, mature trees, lawns, barbecue area, multiple seating and patio areas, summer house and bin storage area.

Heating and Glazing

Gas Central Heating. 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

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

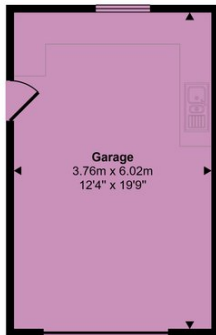
FREE VALUATION

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
151 sq m / 1623 sq ft



Floorplan
Approx 128 sq m / 1380 sq ft



Garage
Approx 23 sq m / 244 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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