Offers Over £770,000
Tor Fala

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Star, Glenrothes, KY7 6LA

This Sale includes TWO PROPERTIES, A FABULOUS DETACHED EXECUTIVE VILLA and a LUXURIOUS DETACHED BUNGALOW both positioned together within the sought after village of STAR, The Villa comprises on the ground floor: Spacious Halls, sitting room, stunning "Kuchen Hut" dining kitchen with an array of integrated appliances, utility room, superb sun room, master bedroom with full luxury en-suite, further bedroom, gymnasium (or Bedroom 5), sauna and cloakroom WC, The upper floor accommodates two further double bedrooms (one with en-suite), fabulous family bathroom and a superb Games/ Cinema lounge. The bungalow comprises; Lounge, highend kitchen with integrated appliances, two double bedrooms and two delux shower rooms. Expansive landscaped gardens with generous parking, electronic gate and external office/work shop. QUALITY, QUALITY, QUALITY, viewing strictly by appointment.

Entrance Vestibule

Principle access to this fabulous family is through a high end Composite external door with Yale high security non key locking system. The Vestibule has a large walk in cupboard offering great storage. Quality "Karndean" flooring. A modern light oak and glazed internal door leads to the hall.

Hall

This superbly spacious hall offers access to the sitting room, dining kitchen, bedroom four , the inner hall and the cloakroom WC. A fabulous oak and glazed stair case rises to the upper level. The ceiling has remote down lighters which can be adjusted to the colour and brightness of your choice. Quality "Karndean" flooring

Sitting Room

14' 10" x 14' 8" (4.52m x 4.47m)
A tastefully appointed public room, located towards the rear of the property. Focal point for the room is a contemporary real flame gas fire set within a bespoke tiled surround and chimney breast. A floor to ceiling window and sliding glazed door leads to the Sun Room. Modern vertical chrome and glazed radiators.

Sun Room

25' 4" x 13' 2" (7.72m x 4.01m)
An extremely spacious sun room, located to the rear of the property with window formations on three sides all over looking the beautiful landscaped rear gardens. Double French style doors exit to the rear terrace. Fabulous porcelain over sized tiled flooring. Bracket and concealed wiring for flat screen television. The sun lounge is semi open plan to the dining kitchen.

Dining Kitchen

21' 2" x 13' 2" (6.45m x 4.01m)
A stunning dining kitchen, designed and installed by the renowned "Kuchen Hut" boasting an array of high end storage units, pan drawers with concealed drawers, block marble composite and quartz work surfaces with inset sink and mixer taps plus co-ordinated , superb sized split level island breakfast bar and dining table, integrated appliances include five burner induction hob, eye level ovens (three, two conventional fan assisted ovens and a grill microwave) additionally the integrated and concealed appliances include Larder style fridge, larder style freezer plus the automatic dish washer. The fabulous feature pelmet above the breakfast bar houses the central extractor. Cupboard offers additional storage. Modern chrome finished radiators. Porcelain tiled flooring. Window formation attracts natural light. Further internal door leads to the rear hall.

Rear Hall

The rear hall is accessed from the dining kitchen and in turn offers access to the laundry/utility room. An external door exits to the side of the property. A large double cupboard with sliding doors allows for storage.

Utility/ Laundry Room

9' 8" x 9' 5" (2.95m x 2.87m)
The spacious utility/laundry room has floor base units, leather effect wipe clean work surfaces with inset sink and mixer taps, a wall unit houses the gas combi central heating boiler. Tile effect flooring, feature tiling to walls and splash backs. Window formation looks to the side of the property.

Bedroom Four

13' 0" x 9' 2" (3.96m x 2.79m)
A twin bedroom, located on the ground floor of the property, double aspect window formations look to both the front and side. Fresh neutral decor.

Cloakroom WC

The handy Cloakroom WC is located on the ground floor. Two piece suite comprises low flush WC and wash hand basin set into an attractive vanity unit with drawers and cupboards. Extensively tiled in a contrasting tile. Tiled flooring. Opaque glazed window.

Inner Hall

The Inner hall offers access to the Master Bedroom, and the Gymnasium. The sauna is accessed from Japanese style sliding doors. Storage Cupboard.

Master Bedroom

13' 0" x 10' 4" (3.96m x 3.15m)
An excellent sized double bedroom with double aspect window formations looking to both side and rear of the property. Feature wall decoration. Built in wardrobes with Japanese style sliding doors. A further internal door leads to the master en-suite.

Full Master En-Suite

12' 4" x 8' 6" (3.76m x 2.59m)
A fabulous full luxury Master En-Suite, fully tiled with five piece suite comprising low flush WC, his and her wash hand basins set into a superb extended raised vanity unit, enclosed triple shower compartment with thermostatic shower that enjoys both hand held and rainfall shower heads plus a bespoke hexagonal jacuzzi bath. Beautiful finished flooring. Two separate window formations look to the front of the property.

Gymnasium

14' 7" x 8' 2" (4.45m x 2.49m)
The Gymnasium has a window formation looking to the side of the property. Contemporary wall mounted radiator. Laminate flooring. The Gym equipment is available subject to price or available through separate negotiation. The Gymnasium could easily form a fifth bedroom.

Sauna

The Sauna is positioned off the Inner hall and accessed through a glazed door. Ample space for two people.

Villa Upper Floor

Stairs and Upper Hall

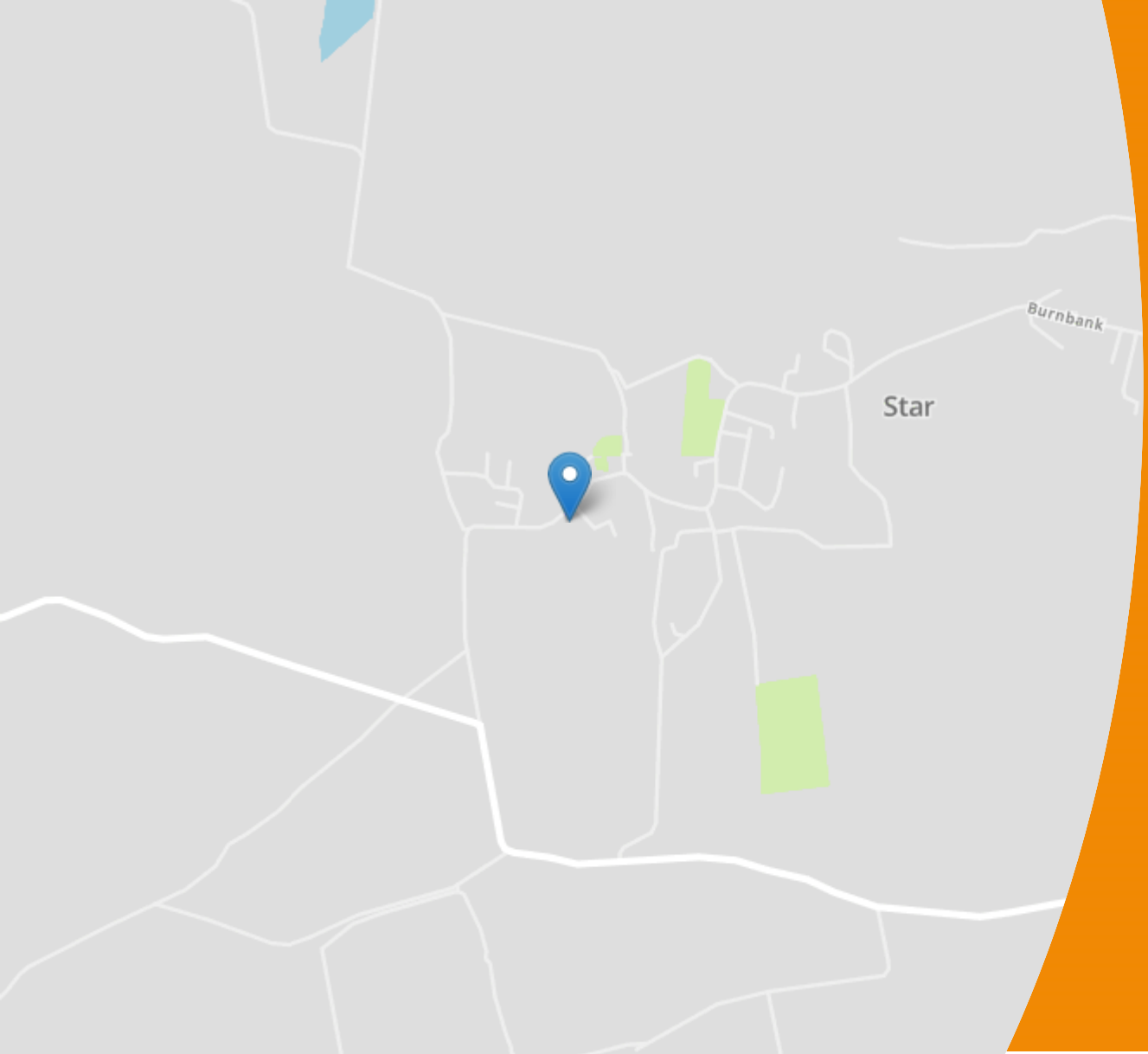
A beautiful oak and glazed staircase rises to the upper level. A Velux window formation allows for natural light. The upper hall offers access to the game/cinema lounge, two further double bedrooms and the family bathroom. A fixed bar outside the cinema games room and comprises fixed low level cupboards, wine chiller and quartz granite finished work surfaces. Built in cupboards. Further Velux window attracts further natural light. Ceiling hatch leads to the loft space.

Bedroom Two

11' 7" x 9' 6" (3.53m x 2.90m)
A well proportioned double bedroom, a window formation looks to the front of the property enjoying views over the roof tops of Star onto open countryside and Falkland Hill. Built in wardrobes extend along the full length of one wall. Sizes include the coombe of the ceiling.

Bedroom Three

18' 2" x 9' 1" (5.54m x 2.77m)



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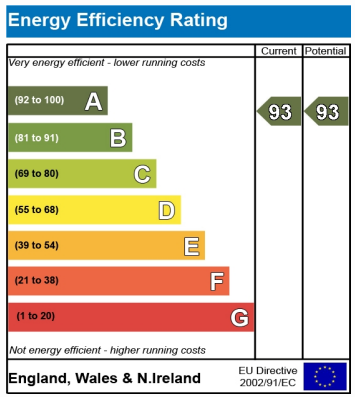

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