



Offers Over £315,000  
5 Braeview Place



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# Braeview Place

Star, Glenrothes, KY7 6LY

An EXTENDED DETACHED BUNGALOW is located at the heart of the quiet sought after village of Star. The spacious accommodation comprises: L shaped hall, superbly presented lounge with Swedish style log burner and boasting great scenic views to the west. Open plan kitchen dining room with snug sitting area and a separate large laundry/utility room, Master bedroom with en-suite shower room. Three further double bedrooms and redesigned family bathroom with separate shower. Generous gardens that allow for a great deal of privacy and also enjoy a drive and separate garage. The main part of the Dog fencing will be removed prior to exchange. Viewing strictly by appointment







### Hall

Access to this family home is through an attractive panelled and pattern glazed UPVC external door, a floor to ceiling opaque glazed window together with a further window formation allows for natural light. The hall has internal doors leading to the lounge, kitchen/Dining Room, the recently refurbished family bathroom and all four bedrooms. Two cupboards offer great storage. Ceiling hatch accesses the extensively floored attic space.

### Lounge

This well presented and very spacious public room forms the main part of the extension to the north side of the property. A floor to ceiling window and sliding glazed door leads to a front seating area and also boasts fabulous views to the west that includes the sun set over the Lomond Hills. Focal point for the room is a fabulous Swedish style dual fuel burner set upon a circular marble hearth. A further window formation looks to the side of the property.



### Kitchen Dining Room with Snug Sitting Area

The Dining Kitchen forms the main part of a large extension to the east (rear) of the property, the superb kitchen area boasts an abundance of high end floor and wall storage units, drawer units, wood effect wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and mixer taps, Integrated eye level double fan assisted electric ovens, four burner gas hob with stainless steel splash back and modern chrome finished chimney style extractor, integrated and concealed dishwasher. The generous dining area is large enough for the largest of dining room tables and additional free standing furniture. An additional snug seating area is again open plan to the breakfasting kitchen and has double French style doors egressing to the private landscaped rear gardens.

### Utility Room

Located to the rear of the property the spacious utility/laundry room has a further supply of floor and wall storage units, wipe clean work surfaces and plumbing for automatic washing machine. Window formations look to both the side and rear of the property, an external door exits to the rear garden.



### Master Bedroom

The master bedroom has a window formation over looking the expansive, private rear garden. An excellent sized double bedroom with a deep built in wardrobe. A further door leads to the Master En-suite shower room.

### Master Ensuite

The En-Suite shower room has three piece suite comprising low flush WC , pedestal wash hand basin and enclosed and wet walled one and a half basin shower compartment with wall mounted electric shower. Opaque glazed window.

### Bedroom Two

The second double bedroom is located to the front of the property with window formation over looking the private front garden. Built in wardrobe.

### Bedroom Three

Again located to the front of the property with window formation over looking the front garden area. Built in wardrobe offers storage.



### Bedroom Four

A further excellent sized double bedroom, again located to the front of the property with window formation over looking the front garden and further west to include the park, fields and onto the Star Moss. Built in wardrobes with mirror sliding doors extend along the greater part of one wall.

### Family Bathroom

This family bathroom has recently under gone a full redesign, beautifully finished with extensive tiling. Four piece suite comprises; Low flush WC, wash hand basin set into a tasteful vanity unit with vanity mirrored cabinets, full sized panel bath and walk in shower area with chrome finished thermostatically controlled shower that includes both rain drop and hand held shower fitments. Tile effect flooring . Opaque glazed window. Down lighters to the ceiling.

### Garage

The garage is located to the rear of the property and is accessed from Braeview Place.





### Garden

The property boasts extensive private gardens to the front, sides and rear of the property, mainly enclosed within high hedging allowing a great deal of privacy, driveway, lawns, flower beds and shrubberies, child's play areas, and seating areas. It should be noted that the majority of the high dog fences will be removed prior to exchange.

### Heating and Glazing

Double Glazing, Gas combi central heating. Swedish style dual fuel (Log or coal) Burner in the lounge

### 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

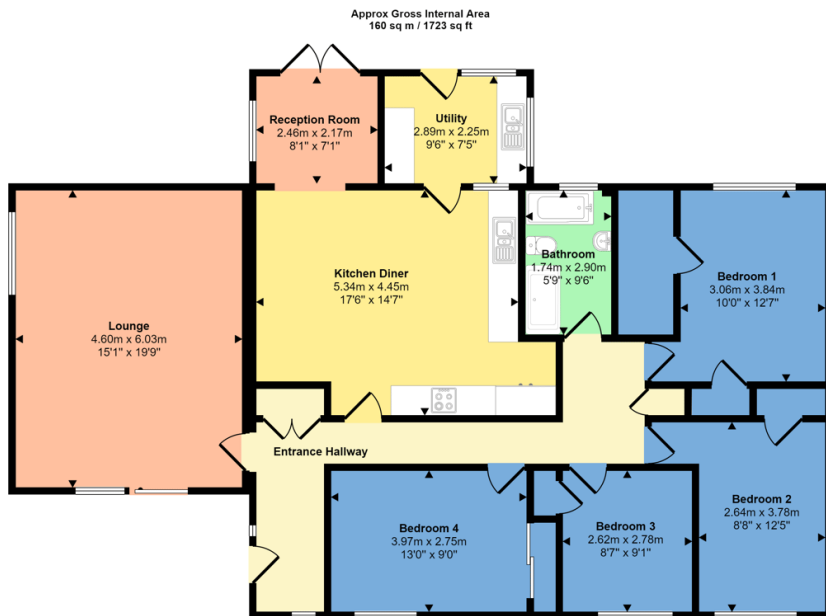
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

### FREE VALUATION

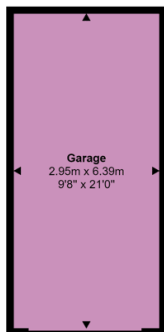
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.







Floorplan  
Approx 141 sq m / 1520 sq ft



Garage  
Approx 19 sq m / 203 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.



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