



  
**McEwan Fraser Legal**

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**2 Formonthills Lane**

GLENROTHES, FIFE, KY6 3EL



2

# FORMONTHILLS LANE

GLENROTHES | FIFE | KY6 3EL



Formonthills Lane sits on the edge of the town of Glenrothes with open countryside and bridle walks on the doorstep. Glenrothes is situated in the heart of Fife in East Central Scotland. It is located approximately equidistant between the cities of Edinburgh (32 miles) and Dundee (27 miles). Glenrothes is the administrative capital of Fife containing both the Fife Council and Fife Constabulary headquarters. In recent years Glenrothes has struck Gold at Britain in Bloom Awards, winning Gold in the Large Town category and was presented with the prestigious RHS Britain in Bloom Horticultural Award for the best horticultural displays. Where else will you find Hippopotamus, dinosaurs, giant Iris and totem poles but Glenrothes.

Glenrothes is unique in Fife as the majority of the town's centre is contained indoors, the Kingdom Shopping Centre providing a great deal more than normal requirements. The town has a variety of recreational facilities including the newly built Michael Woods regional sports centre, Balgeddie Fountain Spa and Hotel, and Civic Centre with theatre. The property also has easy access to the East Neuk of Fife Golf courses including St Andrews and Kings Barns. The town has strong links with the main Scottish transport network with bus and Markinch train station having links to all major cities. Glenrothes has a variety of schools at both primary and secondary level with the newly Auchmuty High School being the popular choice.





It is all about Location and 2 Formonthills Lane certainly provides a desirable location. Set within a gated entrance, Number 2 is quite magnificent. An impressive detached executive home with a brick facade, imposing steps to the front door, Impressive gated drive and triple garage, all enclosed by unique wrought iron railings. The property is substantial in size and ideal for entertaining, as well as providing spacious family and guest accommodation. The layout offers the opportunity to re-arrange current floor plan to create your unique family home. With a sweeping mono- blocked driveway and gardens to four sides the opportunity exists to own a gated residence of note and merit. Overall, elegant proportions and superb potential awaits the discerning buyer. This prestigious home welcomes you into the vestibule with access to the main reception hall via French doors. The hall is ‘anchored’ by the central staircase, clad in oak flooring. To the left, French doors open to the lounge, bar and dining room. Elegantly proportioned, this room is divided into three areas all intended to welcome family and friends. The area is well lit with natural light from windows providing dual aspect over the gardens. The living space is designed in an open plan manner and results in a good flow to the accommodation. The bar is well stocked with units and a small stainless steel sink. From the dining room, the accommodation flows into the kitchen and sun lounge. The kitchen features a range cooker and American fridge freezer as well as a breakfast bar and ample work surface. The sun lounge is a spacious family area with oak flooring and patio doors to the terrace. From the kitchen, a door leads us back into the reception hall and gives access to bedroom 6 beside which is a guest cloakroom with toilet and wash hand basin. The utility room sits to the end of this corridor and a back door opens to the garden. Also on the ground floor is a fully fitted home study or office.



“...THE SUN LOUNGE IS A SPACIOUS FAMILY AREA WITH OAK FLOORING AND PATIO DOORS TO THE TERRACE...”



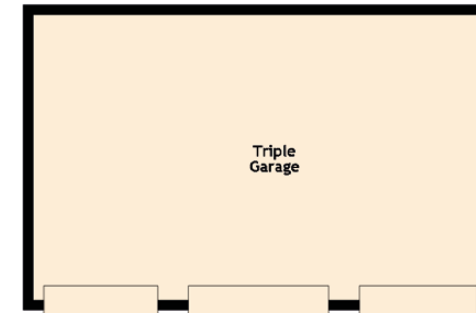
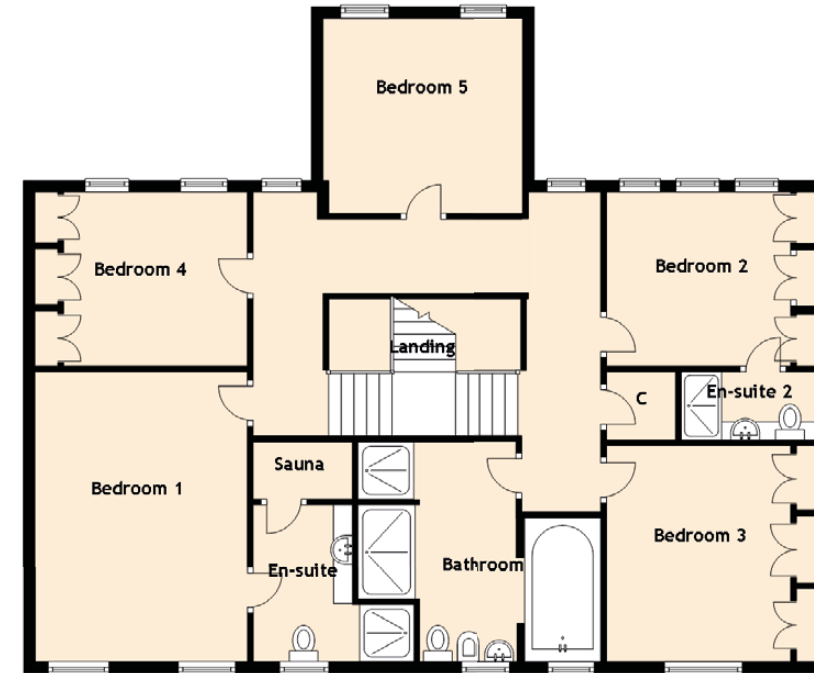
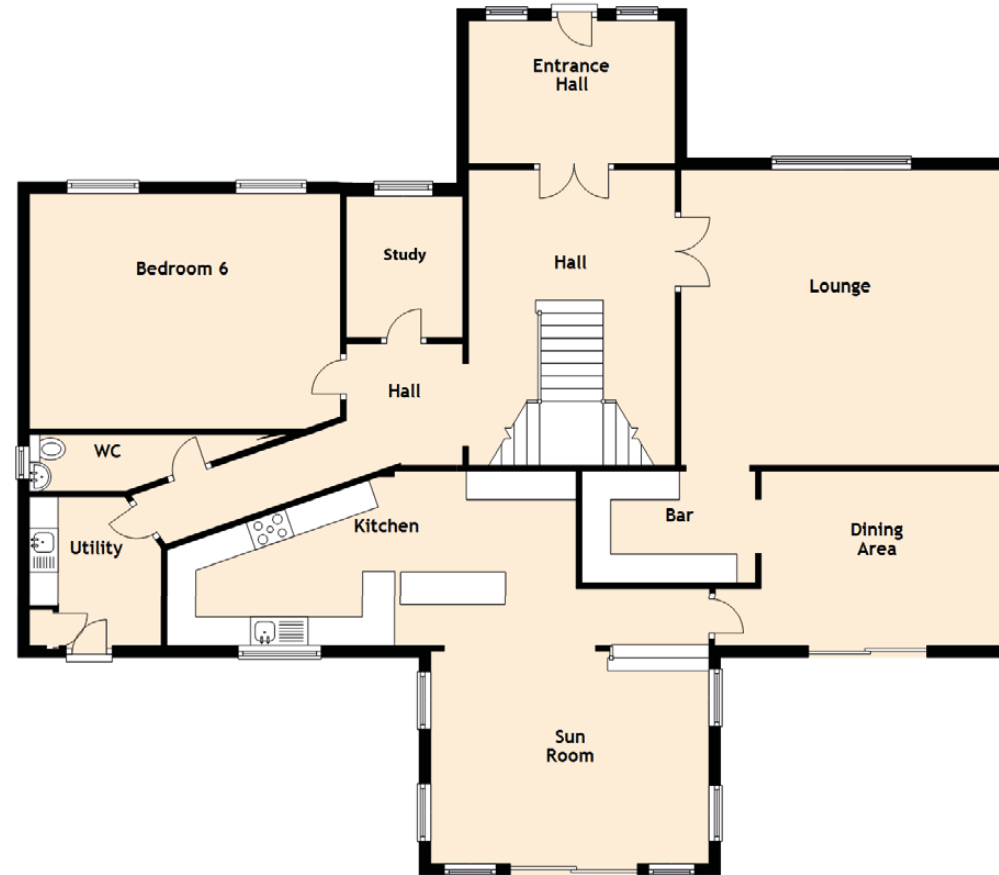
THE CENTRAL STAIRCASE SPLITS LEFT AND RIGHT TO A GALLERIED LANDING. THE MASTER BEDROOM HAS A DOUBLE WINDOW FORMATION TO THE REAR OF THE HOUSE AND BENEFITS FROM AN EN-SUITE SHOWER ROOM COMPLETE WITH SAUNA. BEDROOM 2 HAS A STYLISH EN-SUITE SHOWER ROOM AND, ALONG WITH BEDROOMS 3 AND 4, OFFERS BUILT-IN WARDROBES. BEDROOM 5 OVERLOOKS THE FRONT OF THE HOUSE. THE FAMILY BATHROOM IS LUXURIOUSLY SPACIOUS WITH A LARGE RECESSED BATH, RECESSED SHOWER CUBICLE AND A SEPARATE STEAM ROOM, W.C., BIDET AND WASH HAND BASIN. EXTERNALLY THERE IS A TRIPLE GARAGE WITH ELECTRIC POWERED DOORS.





# SPECIFICATIONS

## FLOOR PLAN & LOCATION



### APPROXIMATE DIMENSIONS

(TAKEN FROM THE WIDEST POINT)

#### GROUND FLOOR

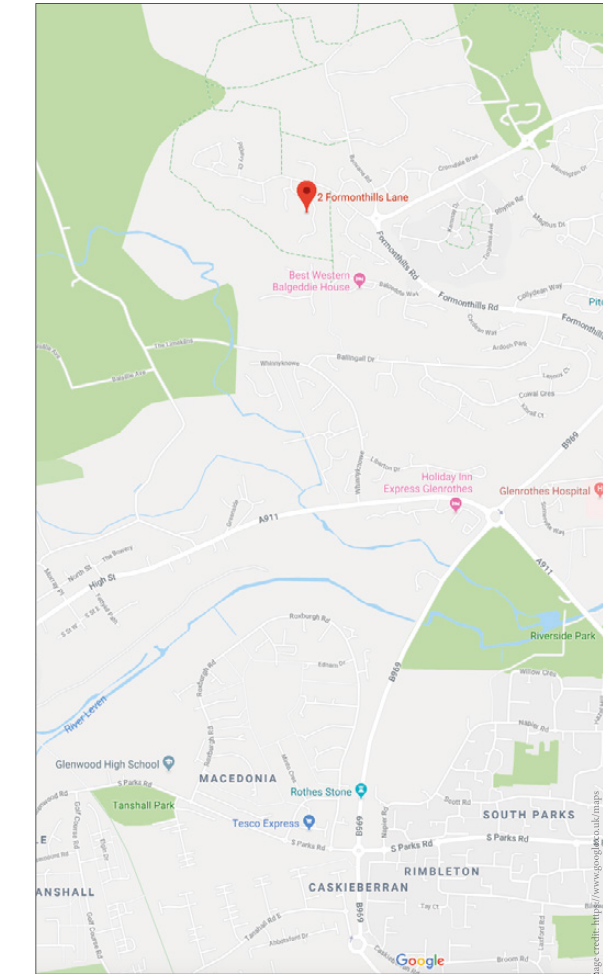
Entrance Hall	3.60m (11' 10") x 2.50m (8' 2")
Kitchen	7.38m (24' 3") x 4.02m (13' 2")
Utility	2.60m (8' 6") x 2.30m (7' 7")
Sun Room	4.85m (15' 11") x 3.70m (12' 2")
Dining Area	5.00m (16' 5") x 3.35m (11')
Study	2.50m (8' 2") x 1.85 (6' 2")
Bar	3.05m (10' 1") x 1.95m (6' 5")
Lounge	5.60m (18' 4") x 5.15m (16' 11")
Bedroom 6	4.10m (13' 5") x 3.60m (11' 10")
WC	2.68m (8' 10") x 1.35m (4' 5")

#### FIRST FLOOR

Bedroom 1	5.05m (16' 7") x 4.30m (14' 1")
En-suite	2.51m (8' 3") x 2.00m (6' 7")
Bedroom 2	3.70m (12' 2") x 3.60m (11' 10")
En-suite 2	3.70m (12' 2") x 3.45m (11' 4")
Bedroom 3	3.70m (12' 2") x 3.45m (11' 4")
Bedroom 4	3.70m (12' 2") x 3.30m (10' 10")
Bedroom 5	3.60m (11' 10") x 3.40m (11' 2")
Bathroom	3.77m (12' 4") x 3.48m (11' 5")
Triple Garage	9.00m (29' 6") x 5.90m (19' 4")

GROSS INTERNAL FLOOR AREA (M2) : 289m2

EPC RATING : C





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