

Galbraith



**THE WOODLANDS PLOT 3,**  
BENVANE ROAD, GLENROTHES, FIFE



# THE WOODLANDS PLOT 3, BENVANE ROAD, GLENROTHES, FIFE

Exceptional new build house set in an outstanding semi-rural situation.

St Andrews 22 miles Perth 22 miles Edinburgh 30 miles

- Open-plan kitchen/reception room, sitting room, office/bedroom 5, 4 en suite bedrooms, WC.
- Triple garage with ancillary accommodation above
- Spacious garden and grounds extending to about 0.89 acres
- Lovely semi-rural situation
- Wonderful accessible location, convenient for Lomond Hills Regional Park and woodland

**Galbraith**

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 **OnTheMarket.com**





## SITUATION

The Woodlands Plot 3 will be an exceptional property, standing in a lovely mature setting at the foot of the Lomond Hills above Glenrothes and benefiting from high levels of privacy and seclusion. The property is very well placed for access to Glenrothes itself, Kirkcaldy, Leven and Cupar which between them offer a superb range of services and amenities. Slightly further afield, St. Andrews, Perth and Dundee all lie within a thirty minute drive and provide a wider range of facilities and options. Edinburgh is about a forty five minute drive from The Woodlands Plot 3. Occupying a truly delightful location, with easy access to the Lomond Hills park area. Plot 3 provides great scope for a wide range of recreational pursuits including walking, riding, cycling and golf with many highly rated courses in the area including Ladybank, Leven and Lundin Links whilst The Old Course in St. Andrews is regular host to the Open Championship. Shooting and fishing can be enjoyed locally whilst the superb coastline and beaches of Fife are within easy reach.

In terms of days out the pretty fishing villages of the East Neuk are not far away and there are several National Trust for Scotland properties in the area including Falkland Palace, Hill of Tarvit and Kellie Castle. For nature lovers the woodland and hills around the Formonthills area are a haven for a thriving and diverse mix of species and wildlife. Good state schooling is available locally with private schooling being provided at the High School of Dundee, Dollar Academy, St. Leonards in St. Andrews and a number of schools in and around Perth and Edinburgh. There are mainline railway stations at Markinch, Ladybank, Cupar and Kirkcaldy with Edinburgh airport less than thirty minutes to the south. The busy regional airport at Dundee also offers a good range of short haul flights.

## DESCRIPTION

The accommodation will be well planned for contemporary living and built to high standards with great attention to detail throughout. Plot 3 will benefit from substantial insulation to provide high levels of comfort and economy. The house will benefit from excellent storage and all the bedrooms will have built-in wardrobes. The purchaser will have the opportunity to discuss the detail of the kitchens and bathrooms to suit their particular taste. It should be noted that the images, plans and sales particulars are for illustration purposes only. Please contact the selling agents for more information.

## ACCOMMODATION

Ground Floor: Entrance vestibule, hallway, open plan kitchen/dining/sitting area, sitting room, office/bedroom 5, accessible kitchen, boot room, WC.

First Floor: 4 en suite bedrooms (one including dressing room and terrace), sitting area/gallery.

## GARDEN AND GROUNDS

Mono block driveway.

Gardens to front and rear.

Triple garage with ancillary accommodation above.

## DIRECTIONS

Woodlands Plot 3 is on Benvane Road which is accessed by either Formonthills Road or Pitcairn Avenue, both of which lead off Western Avenue in Glenrothes. Once in the Formonthills area, follow the signs for Formonthills Community Woodlands and once on to Benvane Road, the gates to the shared drive to Plot 3 is on the right after a short distance just after the entrance to Woodland Lodge.

## POSTCODE

KY6 3HN

## WHAT3WORDS

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## SPECIFICATION

### KITCHEN

- Stylish German furniture with sleek handle design & choice of doors
- Choice of solid worktops
- Franke chrome sink and tap
- Vegetable prep sink and tap to kitchen island
- Siemens integrated pyrolytic oven
- Siemens integrated combination oven/microwave
- Siemens warming drawer
- Siemens integrated dishwasher
- Full Size Siemens integrated Fridge
- Full Size Siemens integrated Freezer
- Bora Induction Hob with Integrated Extractor
- Waste disposal unit to prep sink
- Chrome down lighters
- Lomond designed white skirtings & facings
- Brushed chrome electrical faceplates
- USB socket

### UTILITY ROOM

- Choice of stylish German furniture
- Frankie 1.0 bowl chrome sink & tap
- Space for washing machine and tumble drier

### EN-SUITES

- Designer sanitary ware
- Contemporary sink unit with storage
- Heated towel rail
- Overhead showers with separate handset
- Fully Porcelanosa tiled walls
- Porcelanosa tiled floor
- Low energy chrome downlighters
- Electric underfloor heating to master en-suites

### WC

- Designer sanitary ware
- Contemporary sink with storage unit
- Heated towel rail
- Half Porcelanosa tiled walls
- Porcelanosa tiled floor
- Low energy chrome downlighters

### INTERNAL

- TV sockets in lounge (2), kitchen and all bedrooms
- CAT6 cabling to lounge, family room, study and attic
- Smart technology heating system - Control your heating and hot water remotely
- Phone point in lounge, kitchen, and master bedroom
- Double socket & BT socket in meter cupboard
- USB socket in kitchen
- Light pendant to attic
- Gas Central heating system, complete with thermostatically controlled radiators
- Lomond designed white skirtings & facings
- Lomond-designed, solid oak stair balustrade
- Choice of high quality pre-finished oak doors
- Sockets and lighting to garage
- Contemporary doors to all wardrobes
- Constructed to current thermal and air tightness standards, giving greater thermal efficiency

### EXTERNAL

- Electric garage doors
- Monoblock driveway
- Outside water tap
- Outside weatherproof external socket
- PV solar panels
- Outside Lighting

### SECURITY & SAFETY

- Alarm system with keypads and PIR sensors
- Mains-wired smoke detectors
- Carbon monoxide detectors
- Checkmate 10-year warranty

### ACCOMMODATION ABOVE GARAGE

- Velux windows
- Electric sockets and Lighting
- Electric eco heating
- Layout and can be changed to suit\* (\*may incur additional costs depending on design.)

### RESERVATION

Non-refundable reservation fee of £5,000 with £45,000 payable on conclusion of missives.

### COMPLETION DATE

To be confirmed

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

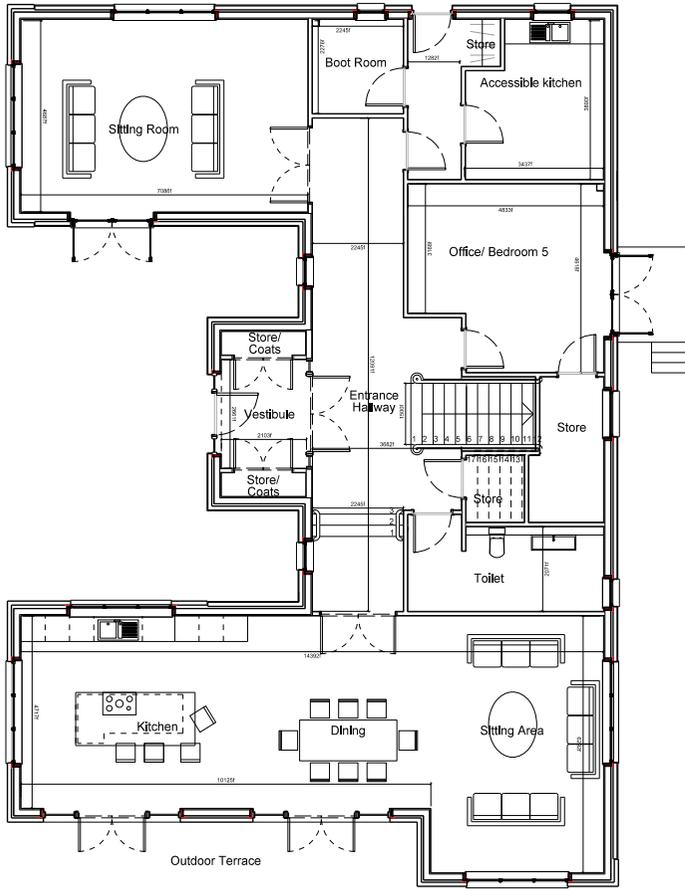
a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or

b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

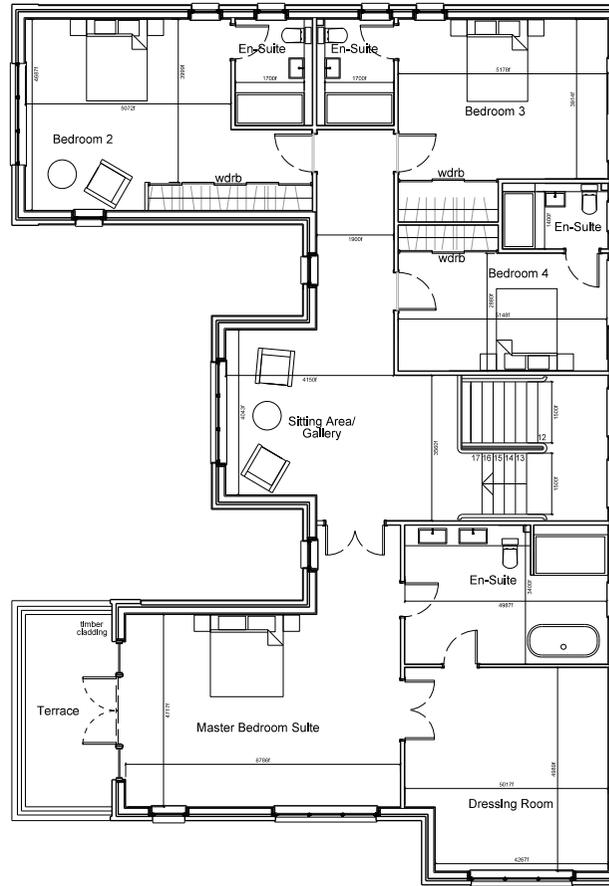
Failure to provide this information may result in an offer not being considered

### MORTGAGE

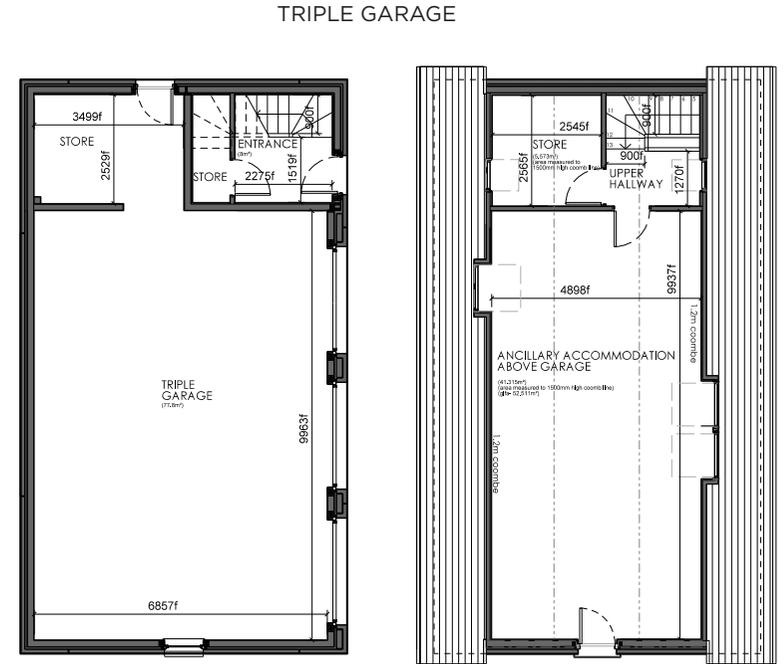
Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

FIRST FLOOR PLAN

**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Images for illustration purposes only.



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