

## 21 NEWTON ROAD GLENROTHES, KY7 6QR

£259,995  
FREEHOLD

Stunning New For Sale, a 4 Bedrooms Detached Villa in large corner plot upgraded by the present owners to a high standard to include conversion of Garage to Family Room. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market an immaculate family home to the outskirts of Markinch ideally positioned for local walks/ schooling/ commuting via road & mainline railway. Comprising Lounge with Bay Window - Modern Dining Kitchen & Appliances - Open Plan Family/ Dining Room - Four Spacious Bedrooms Master En-Suite - Family Bathroom/WC - Sep Cloak/WC. Benefitting from DG- GCH - EPC C - HOME REPORT £265,000. Externally double driveway provides off street parking. Generous private enclosed corner garden with tree lined aspect & additional side garden grounds. Early Viewing Highly Recommended.



**home sweet home**  
estate agents  
your local property experts



# 21 NEWTON ROAD

- IMMACULATE UPDATED DETACHED VILLA IN TOFTHILL • FOUR BEDROOMS MASTER EN-SUITE • BAY WINDOW LOUNGE • OPEN PLAN DINING KITCHEN & FLEXIBLE FAMILY ROOM • FAMILY BATHROOM - SEP CLOAK/WC • DOUBLE DRIVEWAY & SIDE GARDEN • PRIVATE CORNER REAR GARDEN • SOUGHT AFTER FAMILY LOCATION • VIEWING HIGHLY RECOMMENDED • DG- GCH - EPC C - HOME REPORT £265,000



## FULL DESCRIPTION

Stunning New For Sale, a 4 Bedrooms Detached Villa in large corner plot upgraded by the present owners to a high standard to include conversion of Garage to Family Room. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market an immaculate family home to the outskirts of Markinch ideally positioned for local walks/ schooling/ commuting via road & mainline railway. Comprising Lounge with Bay Window - Modern Dining Kitchen & Appliances - Open Plan Family/ Dining Room - Four Spacious Bedrooms Master En-Suite - Family Bathroom/WC - Sep Cloak/WC. Benefitting from DG- GCH - EPC C - HOME REPORT £265,000. Externally double driveway provides off street parking. Generous private enclosed corner garden with tree lined aspect & additional side garden grounds. Early Viewing Highly Recommended.

## LOCATION

Glenrothes is one the most successful New Towns created in Scotland with many New technology business based there. Situated adjacent to the A92 Road Network for commuting to Dundee - Perth - Aberdeen - Edinburgh - Glasgow. Train Links Provided @ Markinch Mainline Station & Thornton. Variety of primary Schooling & Secondary Schooling facilities are provided. Local Shopping provided in the Kingdom Centre & various retail outlets. Amenities include 18 Hole Golf Course at Glenrothes Golf Course &

Balbirnie Golf Club. Michael Woods Sports Centre provides up to date Sports & Leisure facilities for all tastes.

## ENTRANCE HALL

Security door. DG window.

## LOUNGE

Spacious public room with feature DG Bay window to front with lovely aspect. Space for range of free standing furniture.

## DINING KITCHEN

Generously proportioned & fitted with modern high gloss wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Integrated gas hob, oven, fridge freezer, washing machine, dishwasher. DG french doors to private rear garden. Dimer controlled downlighting. Deep under stairs storage. Open plan with Family Room.

## FAMILY / DINING ROOM

Flexible alteration from Garage with open plan wrap around layout with kitchen. Providing an abundance of natural light. Dimer controlled downlighting,. DG window to front. Boiler housed.

## REAR HALL

Security door. Cloaks facility.

## SEP CLOAK/WC

Comprising low level wc, wash hand basin. Frost DG window. Tiled floor.

## STAIRS TO FIRST FLOOR LANDING

### MASTER BEDROOM

Well proportioned double bedroom with double & single wardrobes. DG window to front. Carpet.

### EN-SUITE SHOWER-ROOM/WC

Updated to include double rain fall shower with separate spray attachment. Wash hand basin. Low level wc. Frost DG window. Extractor fan.

### BEDROOM 2

Second double bedroom with double wardrobe. DG window to front. Carpet.

### BEDROOM 3

Bright third bedroom with tree lined aspect. DG window to rear. Carpet.

### BEDROOM 4

Single room freshly presented. DG window to rear with woodland aspect. Carpet.

### BATHROOM/WC

Comprising bath with spray attachment. Wash hand basin. Low level wc. Frost DG window. Extractor fan.

### DOUBLE DRIVEWAY

Provides off street parking for several cars. Adjacent side lawn section on either side provides scope to extend driveway.

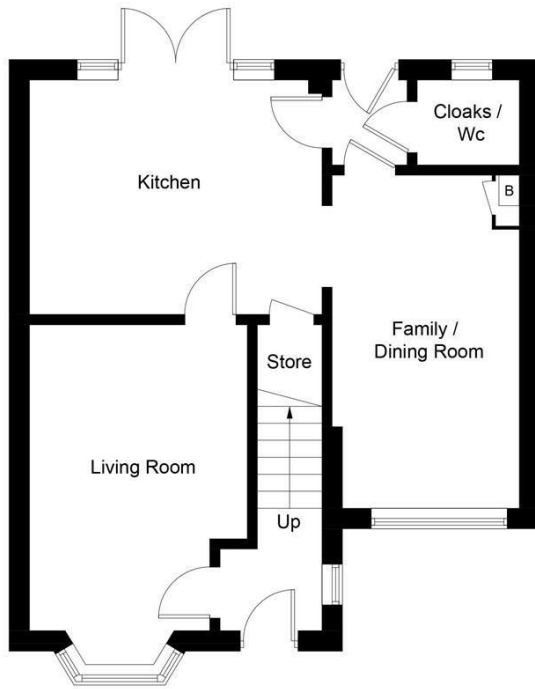
### PRIVATE REAR GARDEN

Generous private child friendly fence enclosed garden with large timber shed/ bin store on one side discretely concealed. Corner decked terrace, bordered by stone chips. Paved patio & path. All

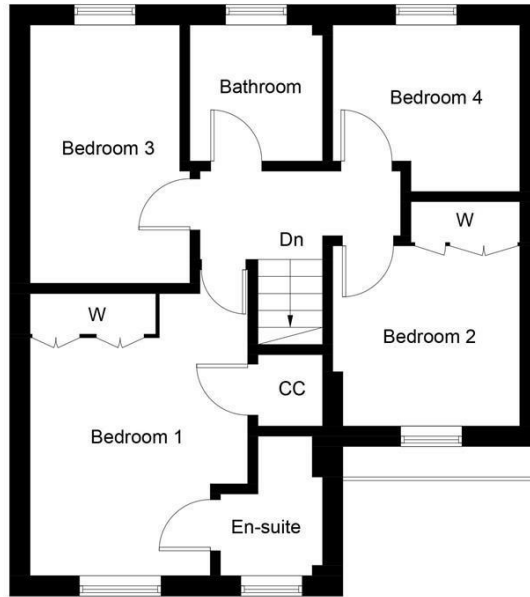
weather play area. Children's playhouse by separate negotiation. Security light.

## 21 NEWTON ROAD





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1057710)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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