



53 NEWTON ROAD GLENROTHES, KY7 6QR

£245,000
FREEHOLD

Beautiful New For Sale, a 4 Bedroom Detached Villa with large driveway & private rear garden in sought after private development. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale an ideal 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 to include Appliances - Four Spacious Bedrooms Master En-Suite - Modern Family Bathroom & Sep WC. Benefitting from DG - GCH (Updated Worcester Boiler) - EPC C. HOME REPORT £255,000. Externally extended double mono block paved driveway provides parking for several cars & leads to Single Garage. To rear a beautiful enclosed private garden with woodland aspect stocked with mature plants/ shrubs. Early Viewing Recommended.



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53 NEWTON ROAD

- BEAUTIFUL MODERN DETACHED VILLA IN TOFTHILL • FOUR BEDROOMS MASTER EN-SUITE • LOUNGE WITH BAY WINDOW • MODERN DINING KITCHEN & APPLIANCES • FAMILY BATHROOM & SEP WC • DOUBLE DRIVE - SINGLE GARAGE • PRIVATE ENCLOSED REAR GARDEN • HEAD OF CUL DE SAC POSITION • DG - GCH (WORCESTER) - EPC C - HOME REPORT £255,000 • SOUGHT AFTER LOCATION



FULL DESCRIPTION

Beautiful New For Sale, a 4 Bedroom Detached Villa with large driveway & private rear garden in sought after private development. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale an ideal 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 to include Appliances - Four Spacious Bedrooms Master En-Suite - Modern Family Bathroom & Sep WC. Benefitting from DG - GCH (Updated Worcester Boiler) - EPC C. HOME REPORT £255,000. Externally extended double mono block paved driveway provides parking for several cars & leads to Single Garage with internal access. To rear a beautiful enclosed private garden with woodland aspect stocked with mature plants/ shrubs. Early Viewing Recommended.

LOCATION

Kirkcaldy is situated adjacent to the A92 road network providing commuting links to Dundee - Perth - Aberdeen - Edinburgh - Glasgow & Beyond with Rail Links provided at Kirkcaldy Mainline Station. Kirkcaldy has many historical links with the Linoleum industry & Adam Smith the well known Economist during the Enlightenment Period. A wealth of Primary & Secondary Schooling facilities are offered. An abundance of local & retail shopping outlets for all

tastes & Kirkcaldy Leisure Centre providing recreational facilities for all. Beach & many walks along the waterfront are offered. Golfing catered for at Dunnikier Golf Club & Kirkcaldy Golf Club.

ENTRANCE HALL

Security door. Alarm control annually serviced.

LOUNGE

Bright & spacious public room with feature DG Bay window to front. Space for range of furniture. Carpet.

DINING KITCHEN

Well proportioned & incorporating a range of modern wall & base cabinets, wipe clean worktop surface, integrated gas hob, oven, fridge freezer, dishwasher, washing machine. DG french doors to private rear garden. Deep under stairs storage. Amtico flooring. Internal access to garage.

REAR HALL

Security door. Cloaks facility. Amtico floor.

SEP CLOAK /WC

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

STAIRS TO FIRST FLOOR LANDING

MASTER BEDROOM

Spacious main double bedroom with bespoke fitted wardrobes by Hammonds. Free standing matching furniture available by separate negotiation. DG window to front. Additional Store cupboard. Carpet.

EN-SUITE SHOWER-ROOM

Features a modern suite to include double shower with clear screen, wash hand basin, low level wc. Frost DG window. Chrome towel radiator. Tiled floor. Extractor fan.

BEDROOM 2

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

BEDROOM 3

Freshly presented bedroom. DG window to rear with woodland aspect. Carpet.

BEDROOM 4

Bright Single room. DG window to rear with woodland aspect. Carpet.

BATHROOM/WC

Comprising bath with over head shower, clear screen. Wash hand basin. Low level wc. Tiled floor & wall. Frost DG window. Extractor fan.

DOUBLE DRIVEWAY

Extended mono block drive provides off street parking for several cars. Gated access to rear.

GARAGE

Power, light, boiler housed. Features internal access from Dining Kitchen. Up & over door to front.

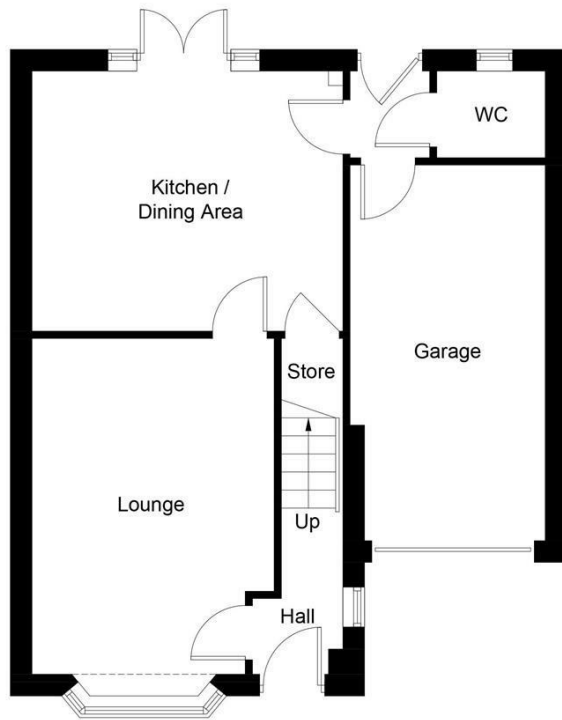
REAR GARDEN

Generous private fence enclosed garden with gated access to woodland. grounds mainly stone chipped & bordered by mature Cherry Blossom. Lawn, Paved

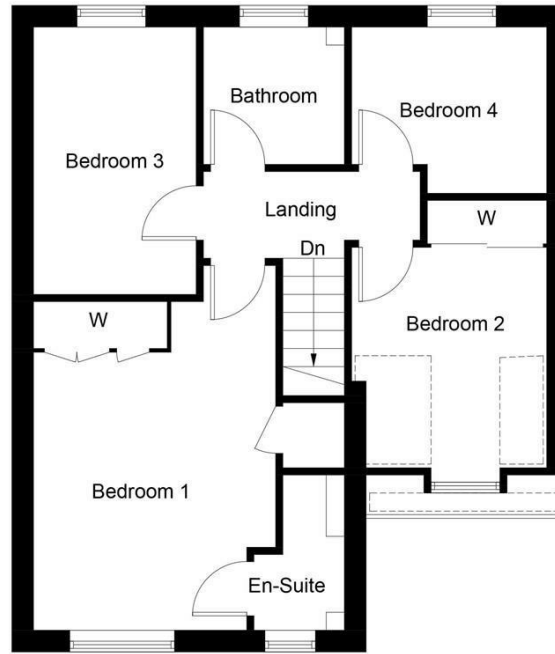
path & patio with access to grounds on both sides & gate to front. Security light.

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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1064351)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		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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