



12 CROFT ROAD
MARKINCH, KY7 6EQ

£469,995
FREEHOLD

Nestled in the charming Croft Road of Markinch, Glenrothes, this stunning detached villa is a true gem waiting to be discovered. Boasting two elegant reception rooms, five spacious bedrooms, and three modern bathrooms, this property offers ample space for comfortable living. Award Winning Home Sweet Home Estate Agents Fife (Best Agent) are delighted to present for sale this fabulous villa exudes a sense of timeless elegance and quality craftsmanship extensively modernised 2021/2022. The bay window lounge and dining room are perfect for entertaining guests or simply relaxing with your loved ones. The bespoke kitchen is a chef's dream, offering both functionality and style. Outside, the property impresses with a large drive, a double car port, and a detached garage complete with a floored loft that can be used as an office or additional storage space. The landscaped gardens provide a tranquil retreat where you can unwind amidst nature with south facing aspect in central Markinch. With features such as double glazing (2022) , gas central heating (Boiler 2021) , and an EPC rating of C, this home is not only beautiful but also energy-efficient. Don't miss the opportunity to make this your dream home - book a viewing now and experience the magic of this enchanting property on Croft Road.



home sweet home
estate agents
your local property experts

12 CROFT ROAD

- FABULOUS EXECUTIVE DETACHED VILLA IN PRIVATE PLOT
- FIVE DOUBLE BEDROOMS MASTER EN-SUITE
- BAY WINDOW LOUNGE - SEP DINING ROOM
- BESPOKE KITCHEN & UTILITY ROOM
- UPGARDED BATHROOM & SHOWER-ROOM/WC
- DETACHED GARAGE - FLOORED LOFT WITH TOILET/ IDEAL OFFICE OR ANNEXE
- LARGE LANDSCAPED SOUTH FACING GARDENS
- GENEROUS GATED DRIVE- DOUBLE CAR PORT
- UPDATED THROUGHOUT 2021/ 2022
- DG- GCH - EPC C - HOME REPORT £475,000 - VIEW NOW!



FULL DESCRIPTION

Nestled in the charming Croft Road of Markinch, Glenrothes, this stunning detached villa is a true gem waiting to be discovered. Boasting two elegant reception rooms, five spacious bedrooms, and three modern bathrooms, this property offers ample space for comfortable living. Award Winning Home Sweet Home Estate Agents Fife (Best Agent) are delighted to present for sale this fabulous villa exudes a sense of timeless elegance and quality craftsmanship extensively modernised 2021/2022. The bay window lounge and dining room are perfect for entertaining guests or simply relaxing with your loved ones. The bespoke kitchen is a chef's dream, offering both functionality and style. Outside, the property impresses with a large drive, a double car port, and a detached garage complete with a floored loft that can be used as an office or additional storage space. The landscaped gardens provide a tranquil retreat where you can unwind amidst nature with south facing aspect in central Markinch. With features such as double glazing (2022) , gas central heating (Boiler 2021) , and an EPC rating of C, this home is not only beautiful but also energy-efficient. Don't miss the opportunity to make this your dream home - book a viewing now and experience the magic of this enchanting property on Croft Road.

LOCATION

The historic town of Markinch boasts a wide range of local shops, specialist stores, chemist, mini supermarket. Nursery/ primary Schooling. Excellent road & rail links via A92 north & south & mainline train station to Perth/ Dundee/ Aberdeen/ Edinburgh & beyond.

VESTIBULE

Security door. Coved edging. Tiled floor.

RECEPTION HALLWAY

'L' shaped with 2 store cupboards. Upgraded internal doors on the ground floor. Laminate floor. Modern french doors to Lounge.

LOUNGE

Generous & well presented main public room with feature DG Bay window to front south facing. Corniced ceiling. Panelled wall. Downlighting. Laminate floor. Modern french doors to Dining Room.

DINING ROOM

Spacious formal dining linking lounge & kitchen. Feature panelled wall. DG window to rear. Corniced ceiling. Laminate floor.

BREAKFASTING KITCHEN

Beautifully finished & updated 2022 by present owners to feature a range of modern wall & base cabinets, pull out larder & storage. Wipe clean worktop surface. Inset 1.5 sink & mixer tap. Appliances to include Range cooker. Viemann boiler installed 2021. DG window to rear. Chrome sockets & switches. Coved edging. Downlighting.

UTILITY ROOM

Similar styled wall cabinets, worktop surface, plumbed for appliances beneath. Security door.

BEDROOM 1

Spacious double bedroom with double wardrobe. DG window to rear. Laminate floor.

BEDROOM 2

Spacious second double bedroom with walk in dressing area. Coved edging. DG window to front. Laminate floor.

DRESSING ROOM

Versatile room that could be converted to second en-suite, space for wardrobe & storage. DG window to front. Coved edging. Laminate floor.

MODERN SHOWER-ROOM/WC

Updated by present owner to feature waterwall shower, separate spray attachment, clear screen & wet wall finish. Wash hand vanity unit. Low level wc. Downlighting. Chrome towel radiator.

STAIRS TO GALLERIED FORST FLOOR LANDING

Space for free standing furniture. DG skylight windows. Eaves storage.

MASTER BEDROOM

Generously proportioned main double bedroom with 2 fitted double wardrobes with Oak fronts. DG window to front. Eaves access. laminate floor.

EN-SUITE SHOWER-ROOM/WC

Feature modern suite to include waterfall shower, separate spray attachment. Wash hand vanity unit. Low level wc. DG skylight window. Chrome towel radiator.

BEDROOM 4

Fourth double bedroom. 2 DG skylight windows. 2 separate eaves access/ store. Laminate floor.

BEDROOM 5

Bright fifth double bedroom. DG window to front. 2 eaves access/ store areas. Laminate floor.

FAMILY BATHROOM/WC

Modernised to include bth with spray attachment. Separate shower with clear screen. Wash hand vanity unit. Low level wc. Downlighting. Chrome towel radiator. DG skylight window.

LARGE GATED DRIVEWAY

Timber double gated drive, laid with mono block paving provides off street parking & leads to Double Car Port & Detached Garage.

DOUBLE CAR PORT

Flexible area that provides under cover parking for 2 vehicles & could be utilised as outdoors entertaining space

DETACHED GARAGE

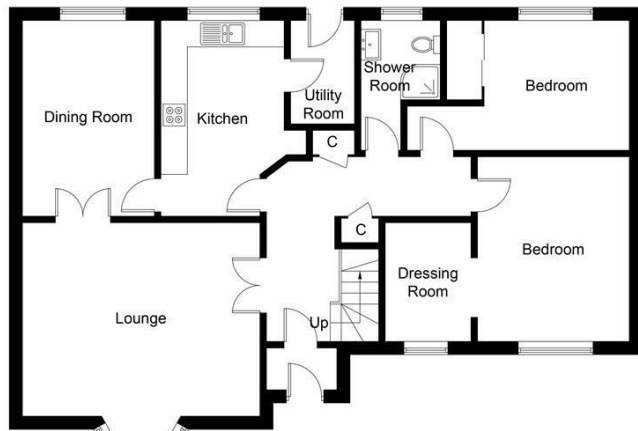
Detached 1.5 width garage with roller door. Staircase provides access to floor loft with toilet ideal to be used as an Office but could be converted into a formal Granny Annexe.

EXTERNAL

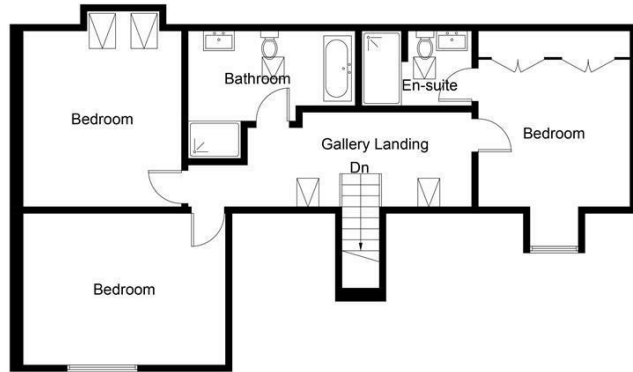
Generous private enclosed garden bound the property on all sides. Frontage enjoys a south facing aspect tree lined to enjoy privacy & seclusion. Gardens have been landscaped to include large decked sun terraces, bbq, bordered by stone chips, bark, security light. To rear fence enclosed laid with stone chips, bark with drying area.

12 CROFT ROAD





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090108)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	80
(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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