



## 18 GLEBE PLACE BY MARKINCH, KY6 2HX

**£295,000**  
**FREEHOLD**

New for sale a very special Modern Detached Villa with 33 sqm Detached Bespoke Entertainment/ Games Room or Annexe in rear garden with Wow Factor in sought after Private Residential Development. This perfect family home offers flexible space with potential for 2 families to come together & comprises: Entrance Hall - Lounge- Dining Room - Modern Fitted Kitchen- Utility Room - 4 Bedrooms 3 Double Master En-Suite - 4 Piece family Bathroom & Sep WC. Benefitting from DG- GCH - EPC C . Double Driveway & Single Garage - Home Report £305,000. Externally landscaped gardens to front & rear with particular attention to Detached Bespoke Entertainment/ Games Room or Annexe fully fitted with power/ light/ under floor heating, DG Bi Fold Doors to Garden Terrace on 2 sides. Client will consider sale of Items within space by separate negotiation. Early Viewing Highly Recommended.



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

# 18 GLEBE PLACE

- SUPERB DETACHED VILLA WITH DETACHED BESPOKE GAMES ROOM/ ANNEXE • FOUR BEDROOMS MASTER EN-SUITE • PRIVATE ENCLOSED GARDEN • DOUBLE DRIVE-SINGLE GARAGE • BAY WINDOW LOUNGE- DINING ROOM • FITTED KITCHEN - UTILITY ROOM • 4 PIECE BATHROOM & SEP WC • DG- GCH - EPC C - HOME REPORT £305,000 • 33 SQM DETACHED BESPOKE ENTERTAINMENT/ GAMES ROOM/ ANNEXE • VIEWING HIGHLY RECOMMENDED



## FULL DESCRIPTION

New for sale a very special Modern Detached Villa with 33 sqm Detached Bespoke Entertainment/ Games Room or Annexe in rear garden with Wow Factor in sought after Private Residential Development. This perfect family home offers flexible space with potential for 2 families to come together & comprises: Entrance Hall - Lounge- Dining Room - Modern Fitted Kitchen- Utility Room - 4 Bedrooms 3 Double Master En-Suite - 4 Piece family Bathroom & Sep WC. Benefitting from DG- GCH - EPC C . Double Driveway & Single Garage - Home Report £305,000. Externally landscaped gardens to front & rear with particular attention to Detached Bespoke Entertainment/ Games Room or Annexe fully fitted with power/ light/ under floor heating, DG Bi Fold Doors to Garden Terrace on 2 sides. Client will consider sale of Items within space by separate negotiation. Early Viewing Highly Recommended.

## 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.

## ENTRANCE HALL

Welcoming entrance. Cloaks cupboard. Laminate floor.

## BAY WINDOW LOUNGE

Spacious public room with feature DG Bay window. Laminate floor.

## DINING ROOM

Formal dining room with garden aspect. DG French doors to terrace. Carpet.

## FITTED KITCHEN

Modern wall & base cabinets, wipe clean worktop, inset sink & mixer tap. Integrated Induction hob, double oven, dishwasher. Under unit lighting. DG window to rear. Downlighting. Slim graphite radiator. Chrome sockets & switches.

## UTILITY ROOM

Modern wall & base cabinets, wipe clean worktop. Boiler housed. Security door to garden.

## SEP WC

Low level wc. Wash hand basin. Extractor fan.

## STAIRS TO FIRST FLOOR LANDING

Double & single store cupboards. Loft access.

## MASTER BEDROOM

Generous main double bedroom with double fitted wardrobe. DG window to front. Carpet.

## EN-SUITE SHOWER-ROOM

Shower, wash hand basin, low level wc. Frost DG window. Extractor fan. Downlighting.

## BEDROOM 2

Spacious second double bedroom with double fitted wardrobe. DG window to front. Carpet.



### **BEDROOM 3**

Third double room. DG window to rear with woodland aspect. Carpet.

### **BEDROOM 4**

Bright single room, ideal home office or nursery. DG window to rear with woodland aspect. Carpet.

### **4 PIECE FAMILY BATHROOM**

Comprising separate double shower, bath, wash hand basin, low level wc. Frost DG window. Downlighting. Extractor fan.

### **DOUBLE DRIVEWAY**

Double drive provides off street parking for 2 cars.

### **SINGLE GARAGE**

Up & over door, power, light. Currently utilised as home gym.

### **FRONT GARDEN**

Laid to lawn, gated access to rear.

### **REAR GARDEN**

Landscaped low maintenance garden with woodland aspect. Tired decking & sun terraces. Under cover BBQ area. Security lighting. Plum slat & plants/ shrubs.

### **BESPOKE ENTERTAINMENT GAMES RM/ ANNEXE**

Created by the present owner this wonderful outdoors/ annexe approx 33sqm provides a bespoke entertainment/ games room presently with items within potentially available by separate negotiation. Equally an ideal space to utilise for living

accommodation. Power, light, electric under floor heating. DG Bi-Fold windows on 2 aspects to decked terracing. This space truly must be viewed in the flesh to appreciate fully the attention to detail. Downlighting. Laminate floor.

## **18 GLEBE PLACE**





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1168425)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	78	
(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

Home Sweet Home Estate Agents Fife  
Sales  
86 High Street  
Markinch  
Fife  
KY7 6DQ

01592 725370  
info@homesweethomemoves.co.uk  
www.homesweethomemoves.co.uk

