

first for homes

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Newton Road, Glenrothes
Offers over £249,995

 *Premium Property*

Newton Road, Glenrothes



Beautifully Presented 4-Bed Detached Family Villa Within Desirable Area of Tofthill!

Allan England's award winning team at first for homes are proud to welcome to the market this lovely 4-bed Detached Villa built by Bryant/Wimpey Homes in 2010 and situated within the desirable Tofthill area of Markinch, Glenrothes. The property offers move-in condition family living accommodation comprising on the ground floor: Welcoming entrance hallway, bright family lounge, modern kitchen/diner, versatile family room/bedroom 4 and cloaks/WC. The upper level offers a generous master bedroom with en-suite shower room, 2 further bedrooms and family bathroom. Main Eco Compact 30 gas central heating installed in 2023. Externally, there are attractive gardens to the front and rear with a mono-block driveway providing off-street parking for 2 cars. Early viewing is essential to ensure you don't miss out!

HOME REPORT VALUE £260,000

EPC RATING C

COUNCIL TAX BAND E

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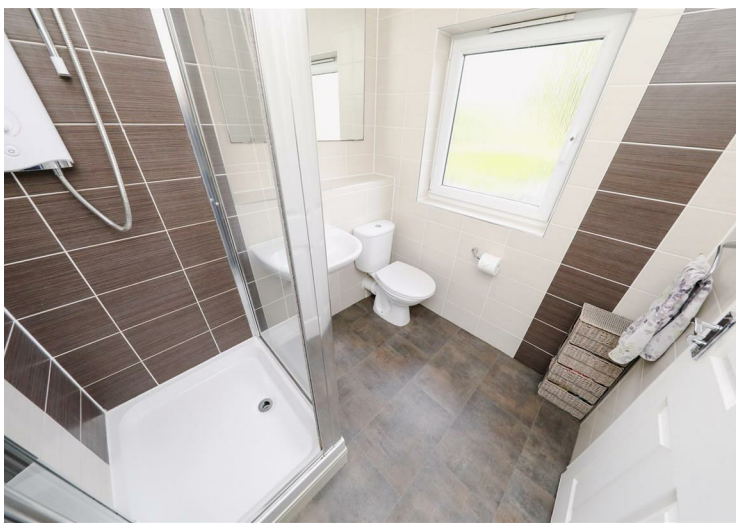
SITUATION

The much sought-after area of Markinch boasts its very own Golf course, Primary school, mainline railway station and local shopping facilities. The nearby town of Glenrothes is regarded as one of the most successful new towns in Scotland with a wealth of local amenities including the Kingdom Shopping Centre as well as sport and leisure at Michael Woods. For the commuter the A92 allows swift road access to central west Fife and central Scotland motorway network. There are good rail connections North and South from Markinch itself.

INFORMATION

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.





SITUATION – Markinch

ENTRANCE HALL

FAMILY LOUNGE
14'11" x 9'7" approx. (4.55m x 2.93m approx.)

KITCHEN / DINER
21'3" x 12'9" approx. (6.49m x 3.91m approx.)

FAMILY ROOM / BEDROOM 4
11'6" x 7'8" approx. (3.52m x 2.36m approx.)

CLOAKS / WC

UPPER LEVEL

MASTER BEDROOM
14'10" x 9'2" approx. (4.54m x 2.81m approx.)

EN-SUITE SHOWER ROOM
6'7" x 6'5" approx. (2.03m x 1.96m approx.)

BEDROOM 2 11'5" x 8'3" (3.49m x 2.52)

BEDROOM 3 9'1" x 6'6" approx. (2.78m x 2m approx.)

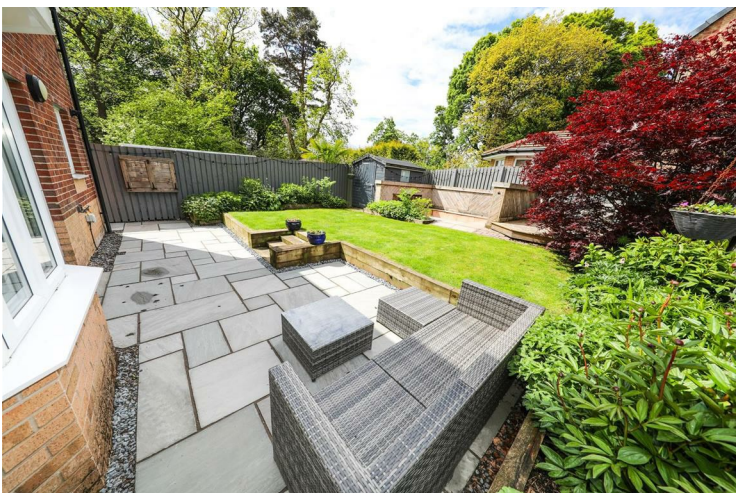
FAMILY BATHROOM
6'6" x 6'5" approx. (2m x 1.97m approx.)

2-CAR DRIVEWAY

GARDEN GROUNDS

FACTOR FEE

INFORMATION



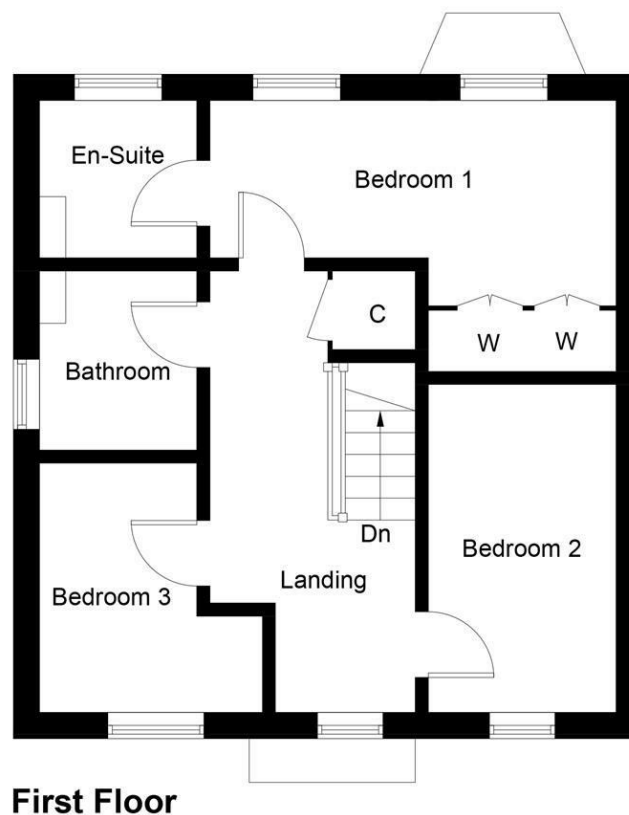
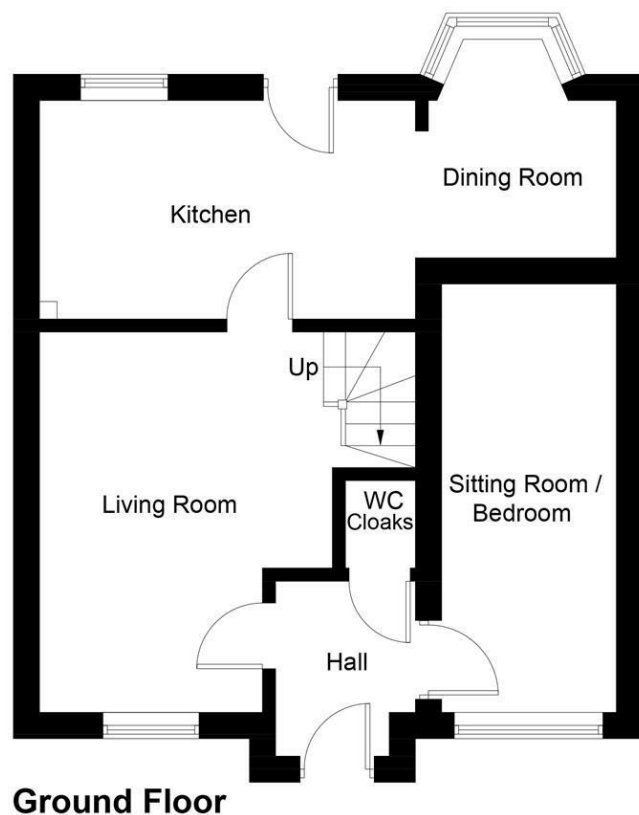


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303993)

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