



131 Sappi Road, West Mill, By Markinch, Glenrothes – KY7 6ZU

Glenrothes

Offers Over £247,500







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## 131 Sappi Road

Glenrothes

Modern 3-bed detached villa on corner plot. Master en-suite, upgraded kitchen, utility, solar panels, EV charging, landscaped gardens, parking, warranties. Viewing recommended. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

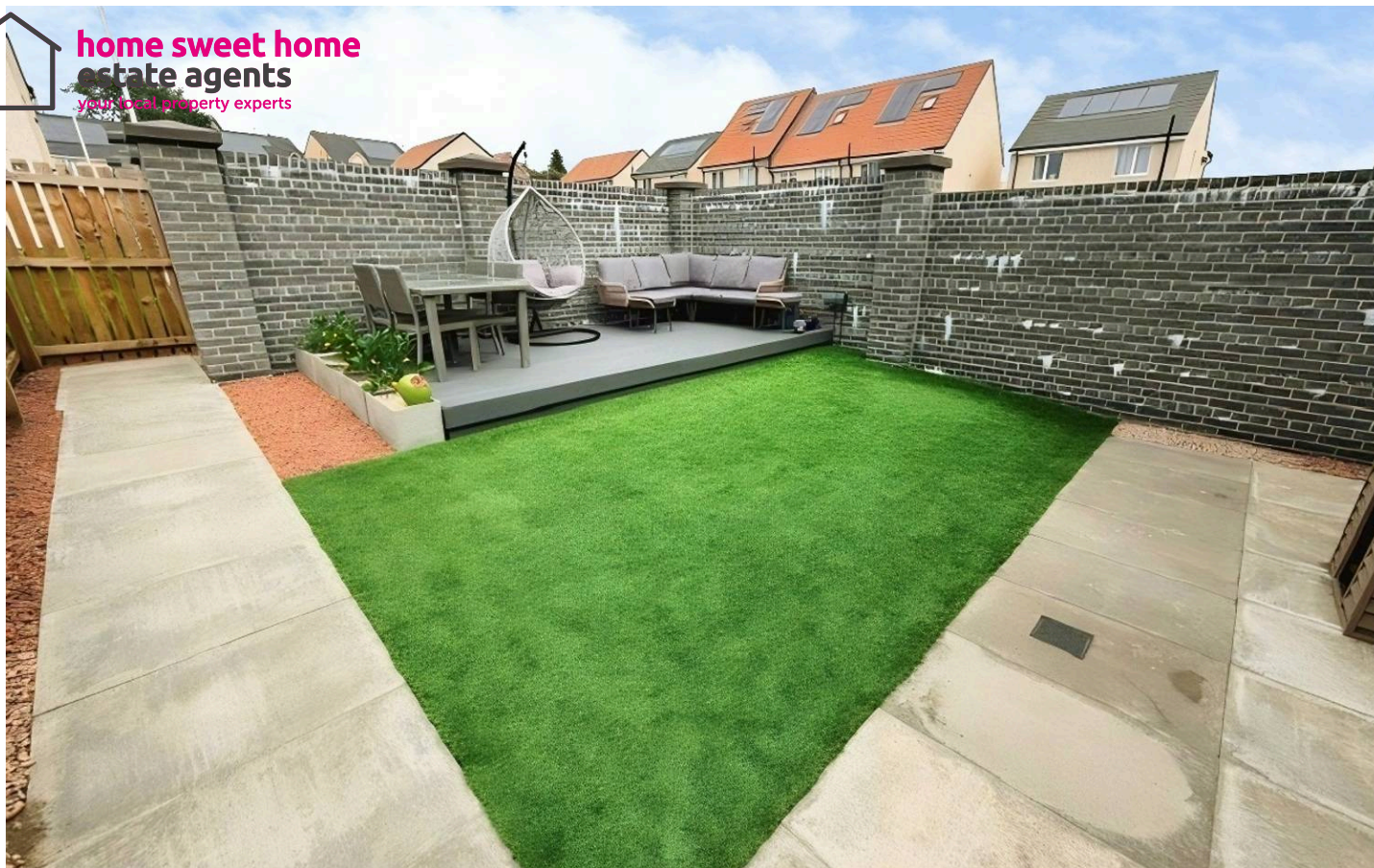
EPC Environmental Impact Rating: B

- BEAUTIFUL NEARLY NEW DETACHED VILLA
- ELGIN DESIGN BY PERSIMMON WITH WARRANTIES
- THREE DOUBLE BEDROOMS MASTER EN-SUITE
- BRIGHT LOUNGE
- MODERN DINING KITCHEN & APPLIANCES -UTILITY ROOM
- FAMILY BATHROOM - SEP WC
- DG- GCH - EPC B - SOLAR PANELS -HOME REPORT £250,000
- 2 CAR O/S PARKING - ELECTRIC BOLLARDS - EV POINT
- WALLED LANDSCAPED GARDENS
- 9 YR NHBC & 1 YR BUILDER WARRANTS VALID





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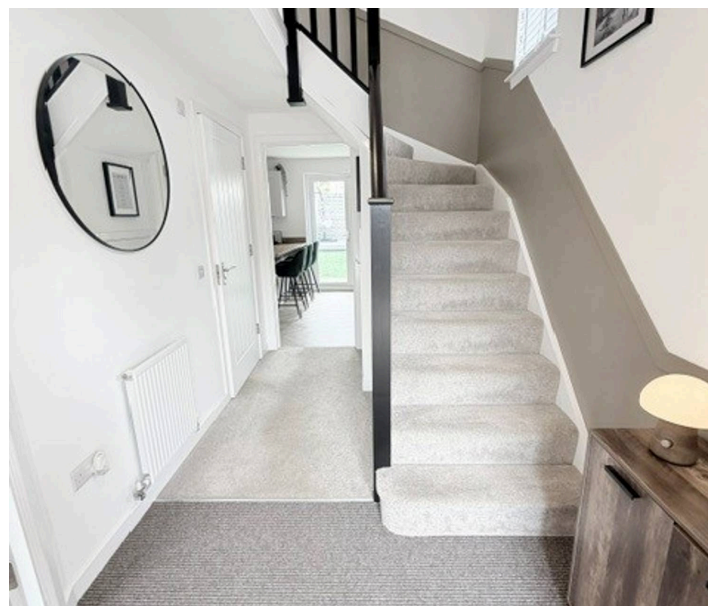
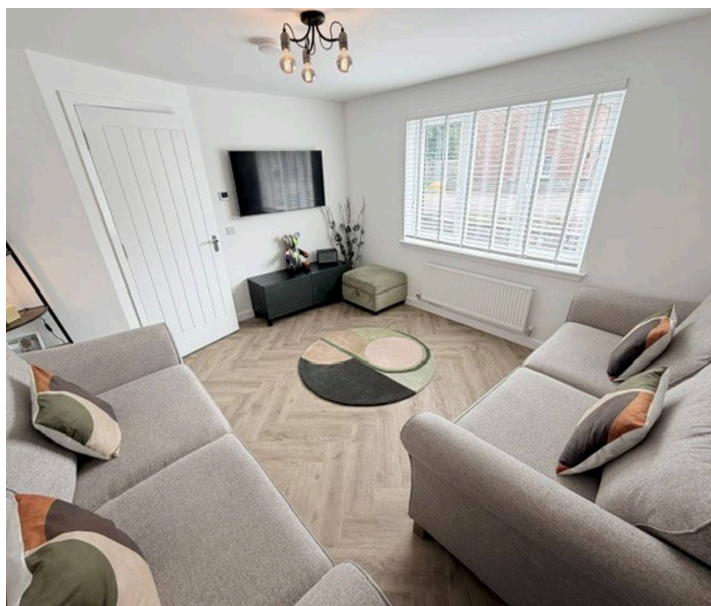


## GARDEN

### OFF STREET

2 Parking Spaces

2 electric bollards & EV charging point.





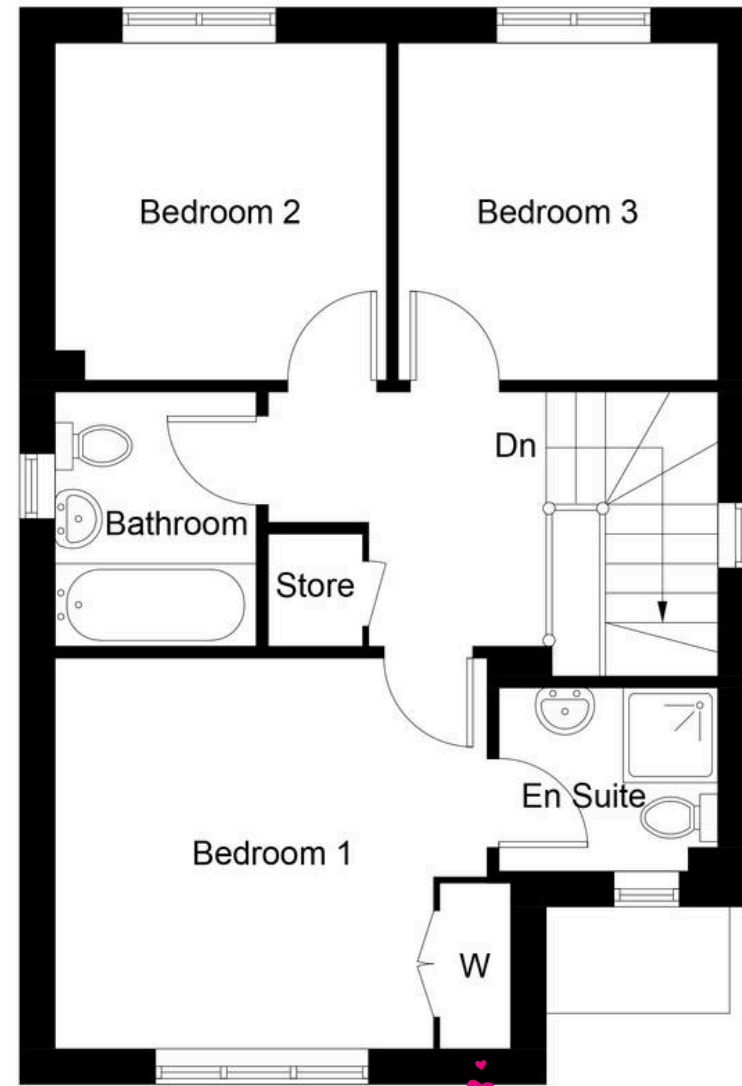


| Energy Efficiency Rating                    |         |                         |  |
|---------------------------------------------|---------|-------------------------|--|
|                                             | Current | Potential               |  |
| Very energy efficient - lower running costs |         |                         |  |
| (92+) <b>A</b>                              |         |                         |  |
| (81-91) <b>B</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 |         |                         |  |
|                                             | 85      | 86                      |  |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |  |
|-----------------------------------------------------------------|---------|-------------------------|--|
|                                                                 | Current | Potential               |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |  |
| (92+) <b>A</b>                                                  |         |                         |  |
| (81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |  |
|                                                                 | 86      | 86                      |  |
| England, Scotland & Wales                                       |         | EU Directive 2002/91/EC |  |



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320216)



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