



innes johnston
PROPERTY

34 Mackie Gardens, Markinch – KY7 6BE

Offers Over £395,000





34 Mackie Gardens

Markinch, Glenrothes

- Outstanding Executive Detached Villa In Markinch
- Home Report Value Of £400,000
- Lounge & Family/Dining/Kitchen
- Utility Room & WC
- Master Bedroom & En Suite
- Three Further Bedrooms, Box Room/Office & Bathroom
- Versatile Former Garage, Currently Utilised As A Dog Grooming Studio
- Gas Central Heating, Double Glazing, Stunning Gardens & Driveway

Markinch is a small residential town with good local amenities and in the heart of Fife, two miles from the centre of Glenrothes, with excellent transport and commuter links by car to the A92, and by train, being well linked to Dundee, Aberdeen and Edinburgh via rail, served by Markinch railway station. The town enjoys a range of local facilities including football, bowling, tennis, a curling club, and parks, the largest of which is Balbirnie Park which includes Balbirnie House Hotel and golf course, with excellent walks through long-established deciduous woodland. The town of Glenrothes has a large range of supermarkets, a retail centre, pubs, restaurants and a modern leisure centre.

Council Tax Band: F

EER Band: C

Tenure: Freehold





Entry

Access is provided via a UPVC entrance door into a welcoming vestibule, with double-door storage cupboard incorporating coat hooks and shelving. A further door leads through to the main reception hallway.

Hallway

An impressive introduction to the property, providing access to the principal ground-floor accommodation. The high standard of finish evident throughout the home is immediately apparent, with attractive Karndean flooring and quality oak detailing. Stairs to upper landing.

Lounge

A fabulous, generously proportioned formal lounge, flooded with natural light from windows to both the front and rear. The striking bespoke media wall creates an impressive focal point and incorporates attractive illuminated recessed display areas. Carpeted flooring adds warmth to this beautifully presented and exceptionally comfortable reception room.

Family Room Area

This spectacular open-plan space has been designed with modern family life and entertaining very much in mind, cleverly combining distinct kitchen, dining and family areas while retaining an excellent sense of space and flow. The family area provides a comfortable and inviting place to relax with French doors out to the front raised paved patio section.



Dining Area

Generously proportioned with ample space for a dining suite, making this a fantastic setting for everyday family dining as well as entertaining guests. Designer radiators add a stylish finishing touch, handy storage cupboard and French doors open directly onto the rear patio and garden, giving an excellent connection between the indoor and outdoor living spaces.

Kitchen

The beautifully appointed contemporary kitchen incorporates a range of quality high-gloss white cabinetry complemented by luxurious granite work surfaces and a breakfast bar, providing both an attractive and practical centrepiece. A comprehensive selection of NEFF integrated appliances includes induction hob, extractor, dishwasher, fridge, combination microwave/oven and separate oven. A Franke sink and rear-facing window complete the kitchen area.

Utility Room

A practical complement to the main kitchen, finished with granite work surfaces and Franke sink, in keeping with the exceptional standard found throughout the ground floor. Space for utility appliances with the washing machine and fridge freezer included in the sale. Door to storage cupboard (which originally led into the garage).

Toilet

Stylishly finished with a contemporary white suite comprising WC and striking glass wash hand basin incorporated within a vanity arrangement. Complementary mirror and front-facing window complete this immaculate cloakroom.



Upper Landing

The staircase rises to an attractive upper landing giving access to the bedrooms, box room/office and family bathroom. Quality oak detailing continues on this level, complemented by crisp white skirtings. A useful walk-in storage cupboard provides excellent additional space and houses the boiler, with shelving and access to the loft.

Master Bedroom

A superb principal bedroom of exceptional proportions, beautifully presented and positioned to the front of the property. Triple mirrored wardrobes provide an abundance of fitted storage while reflecting light throughout the room. A door gives access to the impressive private en-suite.

En Suite

Luxuriously appointed and fully tiled to both walls and floor. The suite incorporates an impressive shower enclosure with twin-head shower arrangement, WC and wash hand basin with vanity drawers beneath. Illuminated recessed features and a wall-mounted mirrored storage unit add to the contemporary, high-quality finish.

Bedroom

A spacious and beautifully presented double bedroom positioned to the front of the property with the existing freestanding wardrobes included in the sale.

Bedroom

A generously sized bedroom with rear-facing window and double mirrored wardrobe incorporating hanging rail and shelving.



Bedroom

Another spacious bedroom positioned to the front, benefiting from a double mirrored fitted wardrobe with hanging and shelving space.

Box Room/Office

Located to the rear, this versatile room is currently arranged as a home office and features a fitted workstation, desk and shelving. Ideal for today's flexible working requirements, although equally suitable for use as an additional smaller bedroom, nursery or study.

Bathroom

Immaculately presented, with stylish tiled finishes and a contemporary white suite comprising bath, WC and wash hand basin. A beautifully finished family bathroom in keeping with the impressive standard found throughout the property.

Garage Conversion

The former garage has been cleverly adapted by replacing the original garage door with French doors and is currently utilised as a dog grooming room, with wall-mounted cupboards and work areas in situ. This provides an extremely versatile additional space with excellent potential for a variety of uses, subject to any necessary permissions or alterations.

Double Glazing: The property benefits from uPVC double glazing to windows and French doors.

Heating: Heating and hot water are provided by a wall-mounted Worcester Greenstar 30 CDi conventional gas-fired boiler located in the airing cupboard. This is paired with a foam insulated hot water tank and thermostat.

GROUND FLOOR
101.7 sq.m. (1094 sq.ft.) approx.



1ST FLOOR
79.4 sq.m. (855 sq.ft.) approx.



TOTAL FLOOR AREA : 181.1 sq.m. (1949 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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