

first for homes

first for property in life - firstforhomes.co.uk

Contact Allan England's Team
01592 752 944



Newton Road, Markinch, Glenrothes,
Offers over £259,995

Newton Road, Glenrothes

Stunning 4 Bed Detached Family Villa With 2 Car Driveway In The Highly Sought After Area Of Tofthill, Markinch!

Allan England's Award Winning Team at First for Homes are delighted to bring to the market this impressive 4 Bed Detached Family Villa, built by Bryant/Wimpey Homes in 2010 and ideally situated within the highly desirable Tofthill area of Markinch, Glenrothes. Beautifully presented throughout, this spacious family home has been tastefully decorated and offers well-proportioned accommodation arranged over 2 levels. The property also benefits from a newly installed boiler in 2025, ample storage and a partially floored attic providing additional useful space. On the ground floor, the property comprises a welcoming lounge, a bright open-plan kitchen/diner with integrated appliances, bedroom 2, and a convenient WC/cloakroom. The upper level offers a spacious main bedroom with en-suite shower room, 2 further well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a 2 car driveway, with further potential to extend the parking area to the side. The beautifully maintained rear garden features newly installed artificial grass and a patio area, creating an ideal space for outdoor entertaining, relaxing and enjoying the sunnier days. This exceptional family home combines generous living accommodation with a desirable location and attractive outdoor space. Early viewing is highly recommended to fully appreciate the quality, presentation and space this wonderful property has to offer.

Home Report Value: £270,000

EPC Rating: C

Council Tax Band E

Call first for homes - first for trust... first for service... first for aftercare.

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.

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 HALLWAY

LOUNGE 14'9" x 10'0" (approx) (4.51m x 3.06m (approx))

KITCHEN/DINER 21'6" x 7'10" (approx) (6.56m x 2.40m (approx))

BEDROOM 2 14'2" x 7'6" (approx) (4.34m x 2.31m (approx))

CLOAKROOM W/C

STAIRS TO UPPER LEVEL

BEDROOM 1 14'10" x 9'3" (approx) (4.53m x 2.83m (approx))

EN-SUITE 6'7" x 6'4" (approx) (2.02m x 1.95m (approx))

BEDROOM 3 11'6" x 8'2" (approx) (3.51m x 2.50m (approx))

BEDROOM 4 9'2" x 6'4" (approx) (2.81m x 1.95m (approx))

BATHROOM 6'7" x 6'6" (approx) (2.01m x 1.99m (approx))

PARTIALLY FLOORED ATTIC WITH LIGHTING

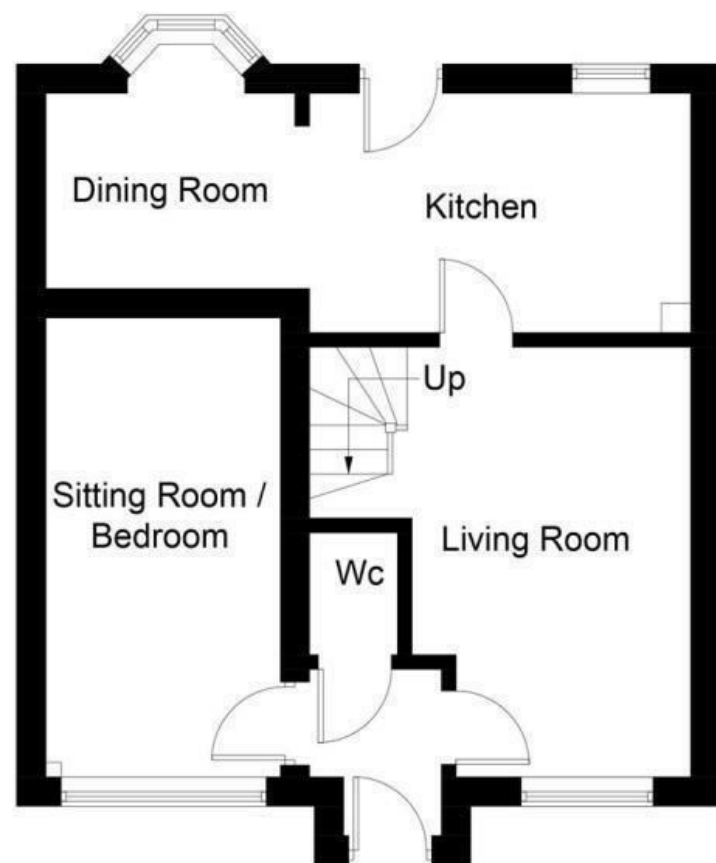
2 CAR DRIVEWAY WITH POTENTIAL TO EXTEND

SIDE GARDEN GROUNDS

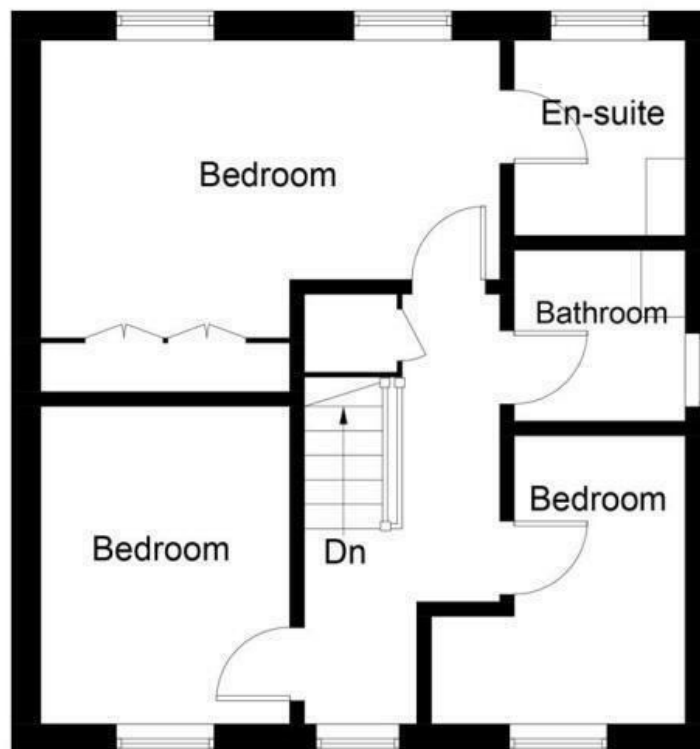
FRONT & REAR GARDEN GROUNDS

INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID500651)

Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement 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.

FREE Valuation

Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



first for trust



first for service



first for aftercare

first for homes

first for property in life - firstforhomes.co.uk

Contact Allan England's Team

01592 752 944

32 North Street, Glenrothes, Fife KY7 5NA

Fax: 01592 807947

sales@firstforhomes.co.uk

www.firstforhomes.co.uk