

# first for homes

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Contact Allan England's Team

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Newton Road, Glenrothes

**Offers over £249,995**

# 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 situated within the desirable Tofthill area of Markinch, Glenrothes. The property offers move0-in condition family living accommodation comprising on the ground floor: Entrance hall, family lounge, kitchen/diner, family room/bedroom 4 and cloaks/WC. The upper level offers master bedroom with en-suite shower room, 2 further bedrooms and family bathroom. Externally, there are 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 a 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.)

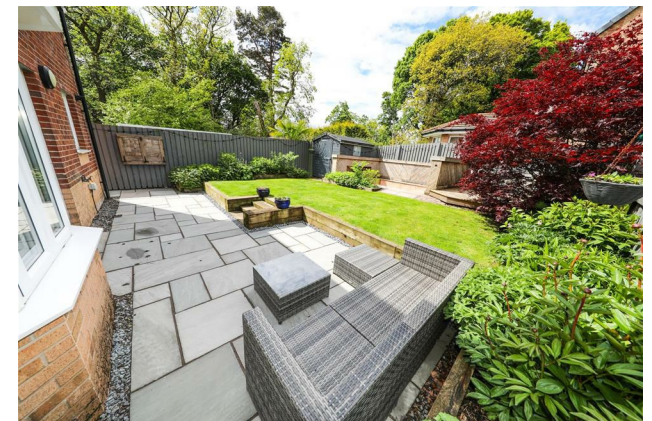
### FAMILY BATHROOM

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

### 2-CAR DRIVEWAY

### GARDEN GROUNDS

### INFORMATION



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## FREE Valuation

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**first for trust**



**first for service**



**first for aftercare**