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**FOR
SALE**

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Groves Place, Markinch
Offers over £355,000

 *Premium Property*

Groves Place, Markinch



WOW FACTOR - BEAUTIFULLY PRESENTED EXTENDED 4/5 BEDROOM DETACHED FAMILY VILLA LOCATED IN TOFTHILL, MARKINCH. TRULY MUST BE ON YOUR VIEWING LIST!

Allan England's award winning team at first for homes are proud to welcome to the market, Groves Place built by Wimpey Homes a beautifully extended Detached Villa, property immediately impresses with extensive rear extension. A welcoming entrance hallway setting the tone for the generous and versatile accommodation throughout. The ground floor offers flexible living space, including a stunning extensive rear extension (1.5years ago) for family living including dining/family lounge/modern high specification kitchen Dekton Worktops & splashbacks, integrated appliances full height fridge, full height freezer, undercounter fridge, rangemaster induction cooker, wine rack/bar area with bi-folding doors leading to well landscaped rear garden and vaulted ceiling, a second family lounge could be utilised as a 5th bedroom. A utility room and convenient cloaks/WC complete the lower level. Upstairs features 4 well-proportioned bedrooms, including a superb master bedroom with modern en-suite shower room. A contemporary modern family bathroom serves the remaining bedrooms. Worcester Greenstar Boiler installed & new hot water cylinder (gas fired heating). Extension all new radiators, (approx 1.5 years). Externally, South facing private gardens. Gardens to front including Driveway for approx 4 cars, The rear part of the original integral single car garage has been converted to provide part of the ground floor accommodation. The front part of the former garage remains in place, being used for storage. Access is via a front metal roller door.

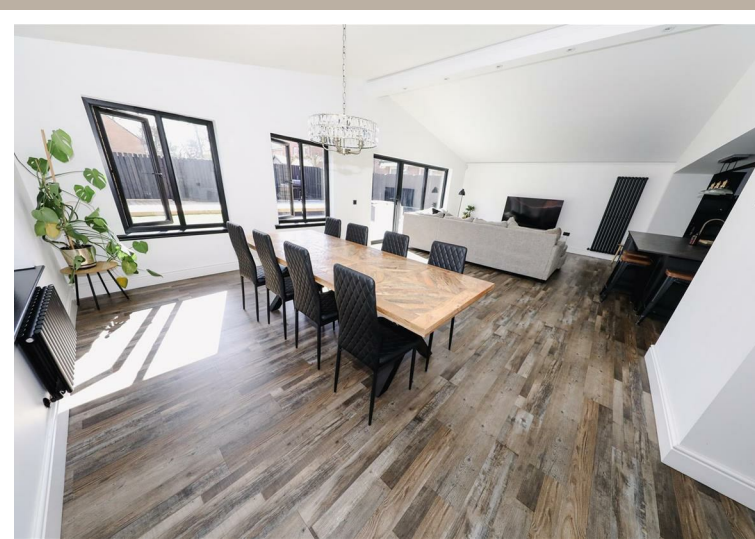
Located on the highly desirable Toftthill, Markinch , a wide range of local amenities. Early viewing is essential to fully appreciate the quality, setting, and lifestyle on offer - this exceptional family home is not to be missed.

HOME REPORT VALUE £370,000

EPC Rating C

Council Tax F





SITUATION – Markinch

ENTRANCE HALLWAY

OPEN PLAN KITCHEN/DINER

29'2" x 15'7" approx (8.90m x 4.76m approx)

KITCHEN 29'11" x 8'6" approx (9.14m x 2.60m approx)

UTILITY 6'11" x 6'0" approx (2.11m x 1.83m approx)

2ND LOUNGE 13'3" x 11'9" (4.06m x 3.60m)

CLOAKS/WC

STAIRS TO UPPER LEVEL

BEDROOM 1

11'11" x 11'4" approx (3.64m x 3.46m approx)

EN-SUITE BATHROOM

6'2" x 5'9" approx (1.88m x 1.76m approx)

BEDROOM 2

12'1" x 9'3" approx (3.69m x 2.82m approx)

BEDROOM 3 9'10" x 9'5" approx (3m x 2.89m approx)

BEDROOM 4 9'6" x 9'2" approx (2.90m x 2.80m approx)

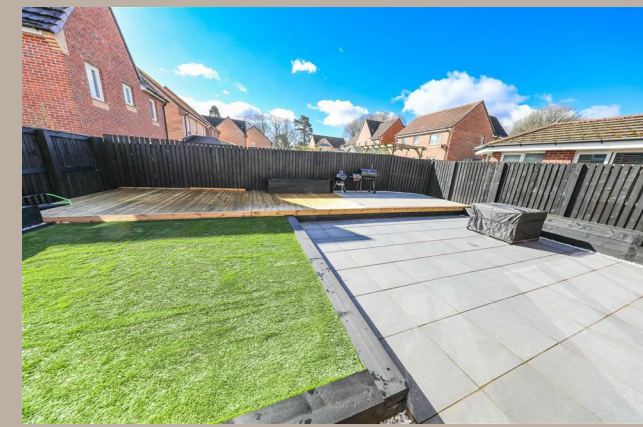
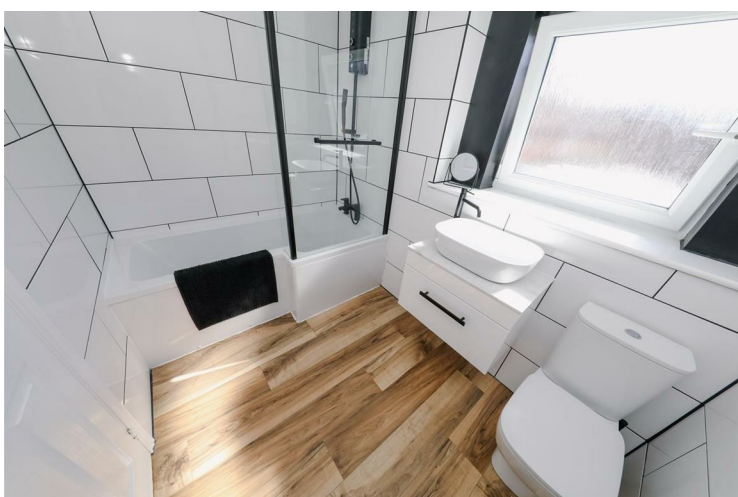
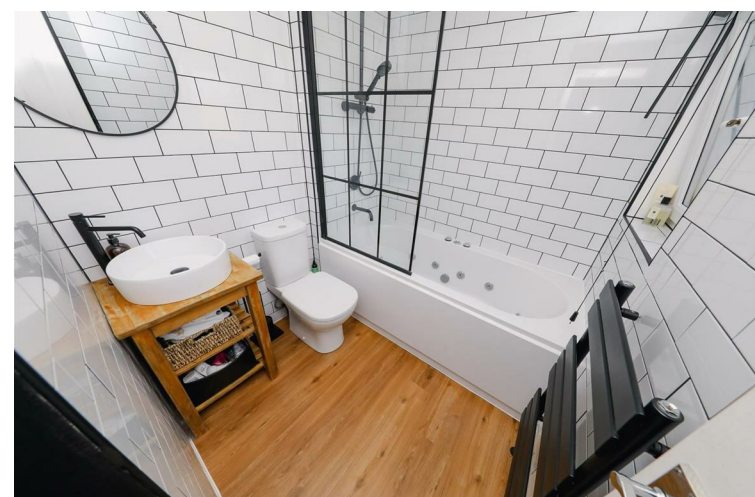
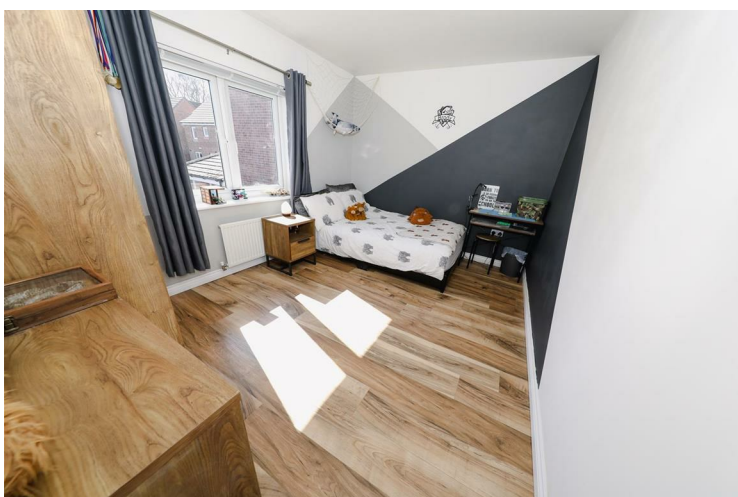
FAMILY BATHROOM

8'5" x 6'2" approx (2.57m x 1.88m approx)

GARDEN GROUNDS

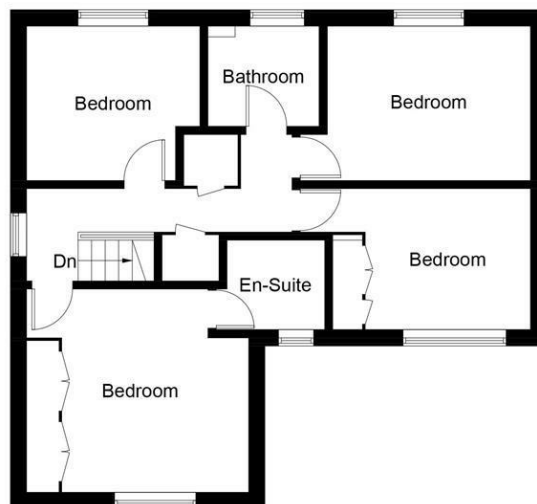
DRIVEWAY FOR APPROX 4 CARS

INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290167)

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.

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