

# first for homes

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Contact Allan England's Team

01592 752 944



Peter Easton Lane, Markinch  
**Offers over £245,000**

# Peter Easton Lane, Markinch

Another Opportunity To View- Beautifully Presented 3-Bed Detached Villa With 2/3 Car Driveway & Spacious Gardens, In Prime Location of Markinch!

Allan England's award winning team at first for homes are proud to offer to the market this lovely 3-bed Detached Villa situated within the desirable area of Sappi Road, Glenrothes / Markinch. Built by Persimmon Homes in 2024- size 92sqm. The property offers spacious family living accommodation comprising on the ground floor level: spacious entrance hall, welcoming family lounge, modern open-plan kitchen/diner with integrated appliances (fridge freezer, dishwasher, hob and oven), space for table and chairs, patio doors leading to rear garden, generous cloaks / WC with large storage cupboard (could be converted to shower). The upper level offers spacious master bedroom with en-suite shower room. 2 further generous bedrooms (one being utilised as a gym) and modern family bathroom complete the upper level. Externally, there is a large driveway to side and small garden to the front and side with an easily maintained West facing rear garden with patio area and large chipped wrap around garden to the front with feature wall surround. The property also benefits from Solar panels and NHBC warranty remaining. Viewing is essential to fully appreciate all this great home has to offer.

EPC RATING- B  
COUNCIL TAX BAND - E

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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.





**SITUATION – Markinch**

**ENTRANCE HALLWAY**

**LOUNGE**

18'7" x 10'2" (approx) (5.67m x 3.10m (approx))

**KITCHEN/DINER**

18'7" x 9'0" (approx) (5.67m x 2.75m (approx))

**CLOAKS/WC**

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

12'4" x 10'3" (approx) (3.77m x 3.13m (approx))

**EN-SUITE**

6'6" x 5'10" (approx) (2.00m x 1.80m (approx))

**BEDROOM 2**

10'2" x 8'11" (approx) (3.10m x 2.72m (approx))

**BEDROOM 3**

8'11" x 8'1" (approx) (2.72m x 2.48m (approx))

**FAMILY BATHROOM**

6'11" x 6'4" (approx) (2.12m x 1.94m (approx))

**2/3 CAR DRIVEWAY**

**FRONT, SIDE & REAR GARDENS**

**INFORMATION**



## 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?

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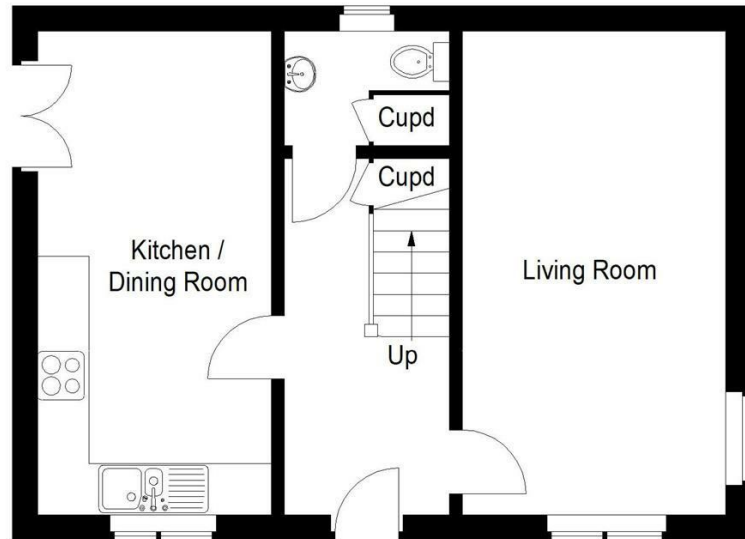
**first for trust**



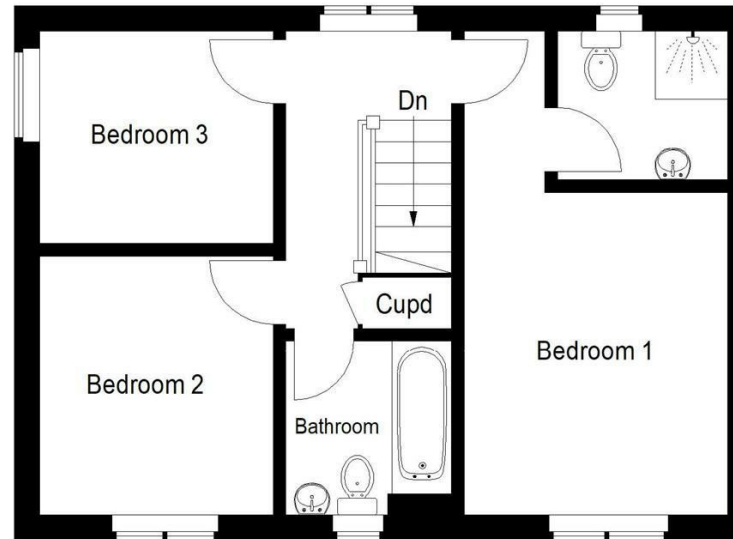
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**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282448)

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