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**Sappi Road, Glenrothes**  
**Offers over £244,500**



# Sappi Road, Glenrothes



Beautifully Presented & Spacious 3-Bed Detached Villa Boasting Garage, Driveway & South-West Facing Gardens!

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 86sqm. The property offers spacious family living accommodation comprising on the ground floor level: entrance hall, welcoming family lounge, modern open-plan kitchen/diner with integrated appliances (fridge freezer, dishwasher, hob and oven) and a generous cloaks / WC. The upper level offers spacious master bedroom with wardrobes and access to a generous with en-suite shower room with storage cupboard. 2 further generous bedrooms one with fitted wardrobes and modern family bathroom. Externally, there is a 2-car driveway, single garage with power and lighting and landscaped South-West facing rear gardens. Viewing is essential to fully appreciate all this great home has to offer. NHBC warranty remaining.

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. 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 / Glenrothes

**ENTRANCE HALL**

**FAMILY LOUNGE**

14'7" x 10'0" approx. (4.47m x 3.05m approx.)

**OPEN-PLAN KITCHEN / DINER**

22'0" x 10'5" approx. (6.71m x 3.18m approx.)

**CLOAKS / WC**

**UPPER LEVEL**

**BEDROOM 1**

11'5" x 10'0" approx. (3.50m x 3.06m approx.)

**EN-SUITE SHOWER ROOM**

11'8" x 4'7" approx. (3.57m x 1.41m approx.)

**BEDROOM 2**

11'7" x 9'10" approx. (3.54m x 3m approx.)

**BEDROOM 3**

10'2" x 7'11" approx. (3.11m x 2.42m approx.)

**FAMILY BATHROOM**

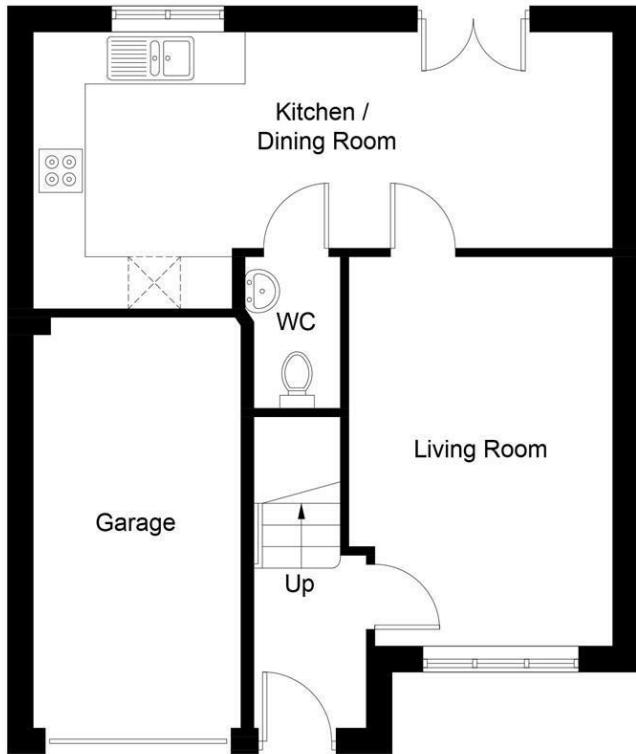
8'1" x 5'7" approx. (2.48m x 1.71m approx.)

**SINGLE GARAGE**

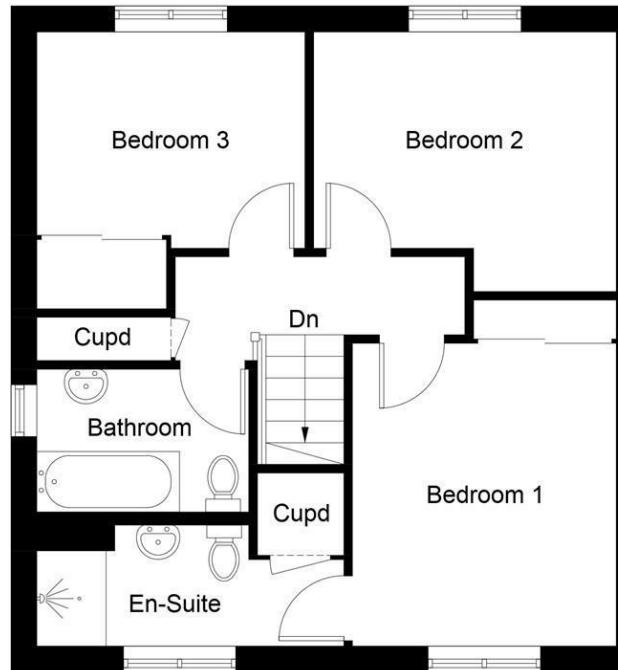
**2-CAR DRIVEWAY**

**FRONT GARDEN & SOUTH-WEST FACING REAR GARDEN**

**INFORMATION**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268101)

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