



131 Sappi Road, West Mill, By Markinch, Glenrothes – KY7 6ZU

Glenrothes

Offers Over £240,000





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131 Sappi Road

Glenrothes

Modern 3-bed detached villa on corner plot. Master en-suite, upgraded kitchen, utility, solar panels, EV charging, landscaped gardens, parking, warranties. Viewing recommended. Council Tax band: E

Tenure: Freehold

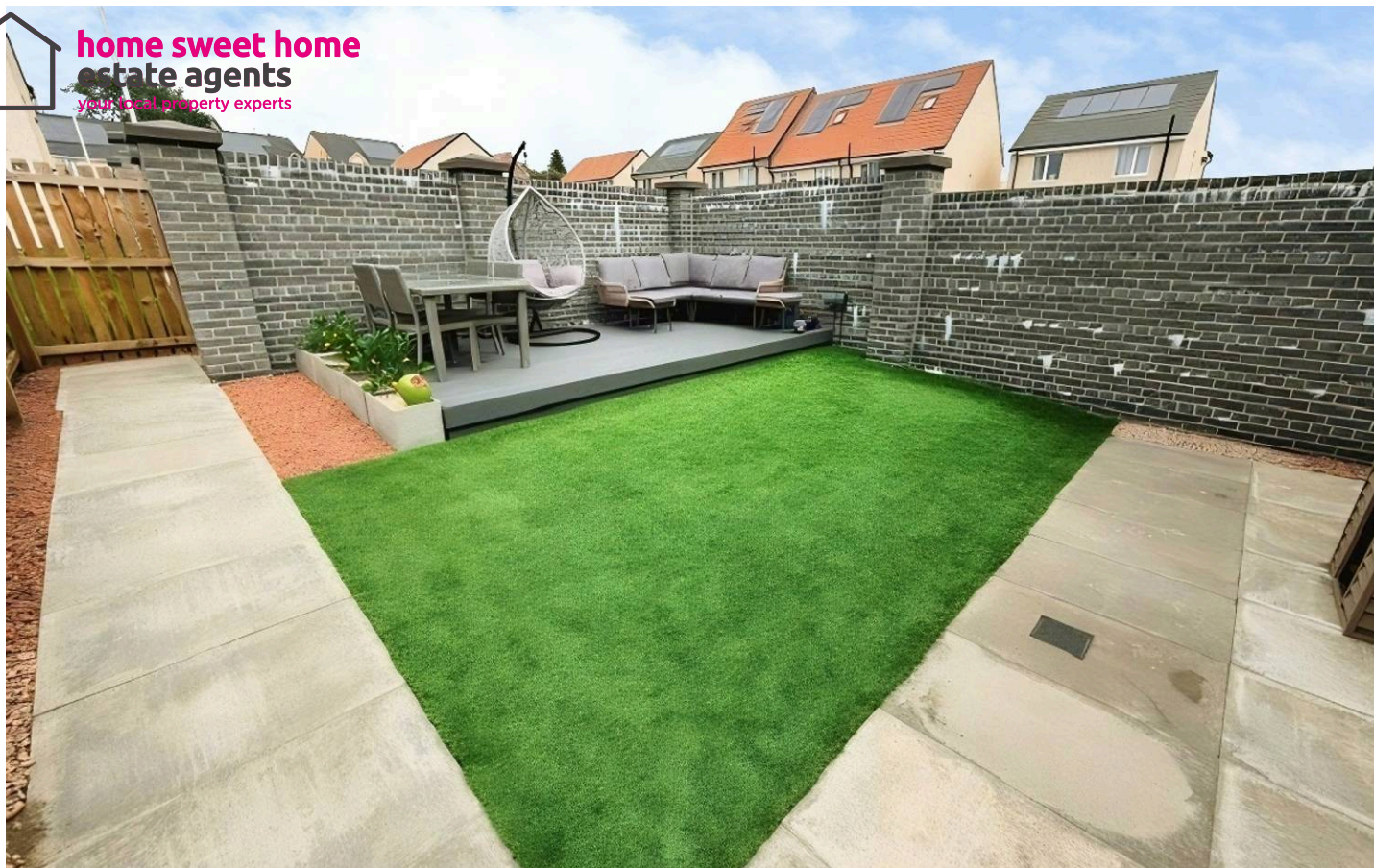
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BEAUTIFUL NEARLY NEW DETACHED VILLA
- ELGIN DESIGN BY PERSIMMON WITH WARRANTIES
- THREE DOUBLE BEDROOMS MASTER EN-SUITE
- BRIGHT LOUNGE
- MODERN DINING KITCHEN & APPLIANCES -UTILITY ROOM
- FAMILY BATHROOM - SEP WC
- DG- GCH - EPC B - SOLAR PANELS -HOME REPORT £250,000
- 2 CAR O/S PARKING - ELECTRIC BOLLARD
- WALLED LANDSCAPED GARDENS
- 9 YR NHBC & 1 YR BUILDER WARRANTS VALID



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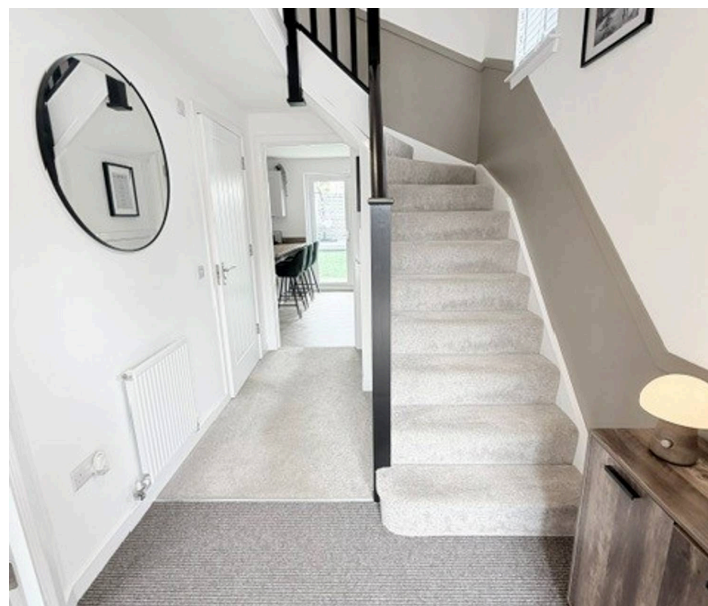
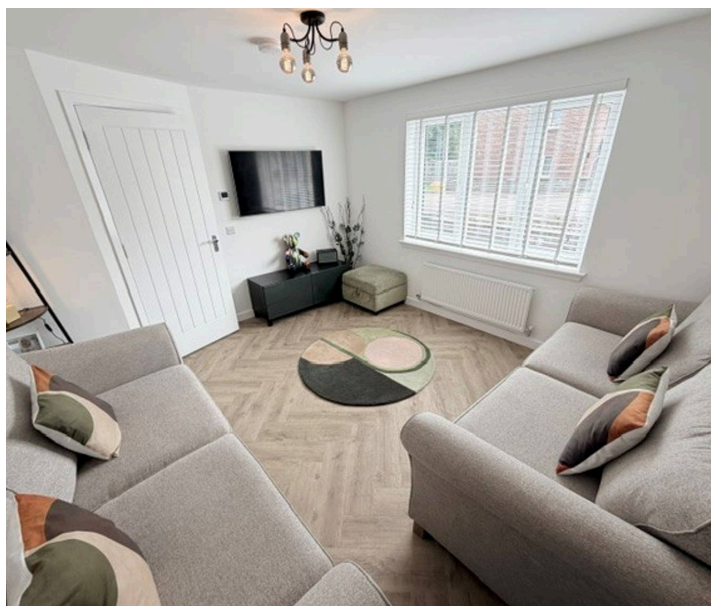


GARDEN

OFF STREET

2 Parking Spaces

2 electric bollards.



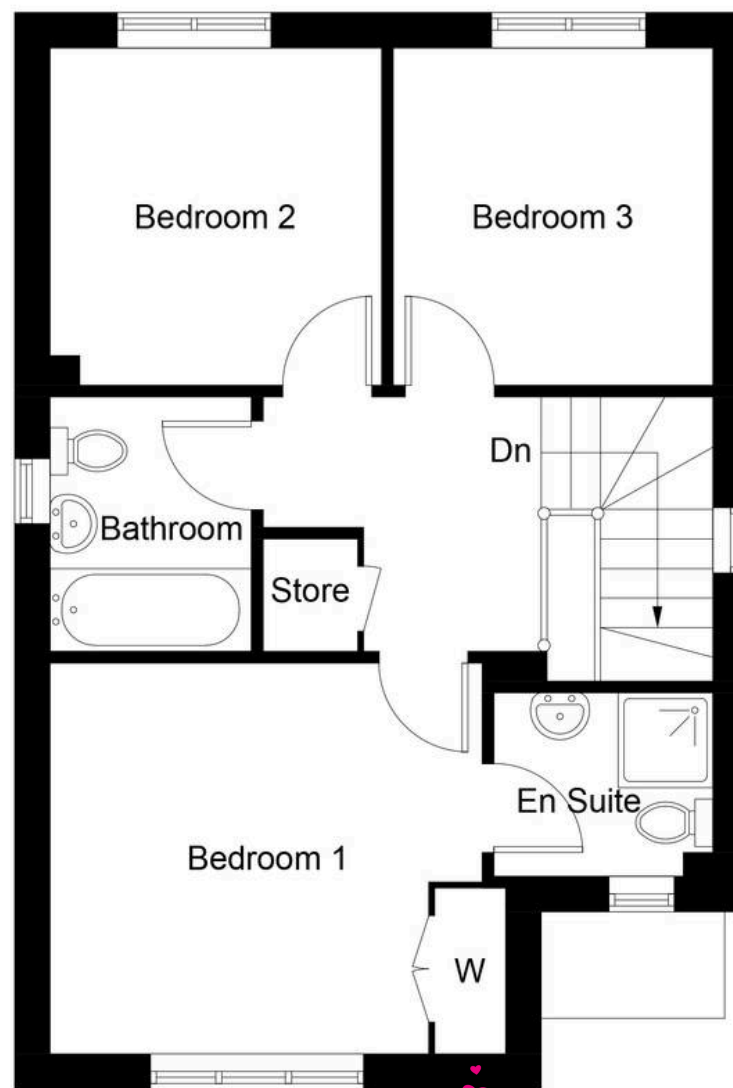


Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	85	86	
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
	86	86	
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320216)



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