

first for homes

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Contact Allan England's Team

01592 752 944



Sappi Road, Glenrothes

Offers over £239,995

Sappi Road, Glenrothes

Beautifully Presented & Spacious 3-Bed Detached Villa Boasting Garage & Driveway!

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, Markinch/Glenrothes. Built by Persimmon Homes in 2024 with a size of 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, washing machine, hob and oven) and a generous cloakroom/WC. The upper level offers spacious master bedroom with wardrobes and access to a generous en-suite shower room with storage cupboard. 2 further generous bedrooms with fitted wardrobes and modern family bathroom. Externally, there is a 2-car driveway, single garage with power and lighting and easily maintained rear garden grounds. Viewing is essential to fully appreciate all this great home has to offer. NHBC warranty remaining.

HOME REPORT VALUE £250,000

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

14'8" x 10'0" (approx) (4.48m x 3.05m (approx))

OPEN PLAN KITCHEN/DINER

22'0" x 10'4" (approx) (6.71m x 3.17m (approx))

CLOAKROOM W/C

STAIRS TO UPPER LEVEL

BEDROOM 1

11'5" x 10'0" (approx) (3.48m x 3.06m (approx))

EN-SUITE SHOWER ROOM

11'7" x 4'7" (approx) (3.54m x 1.40m (approx))

BEDROOM 2

11'6" x 7'9" (approx) (3.52m x 2.38m (approx))

BEDROOM 3

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

BATHROOM

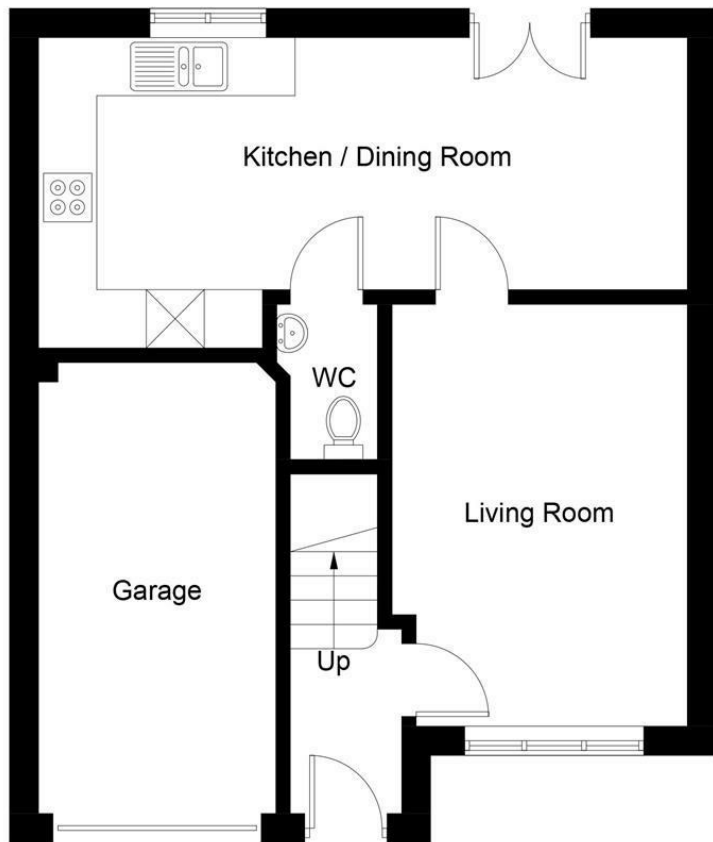
8'1" x 5'6" (approx) (2.47m x 1.70m (approx))

SINGLE GARAGE

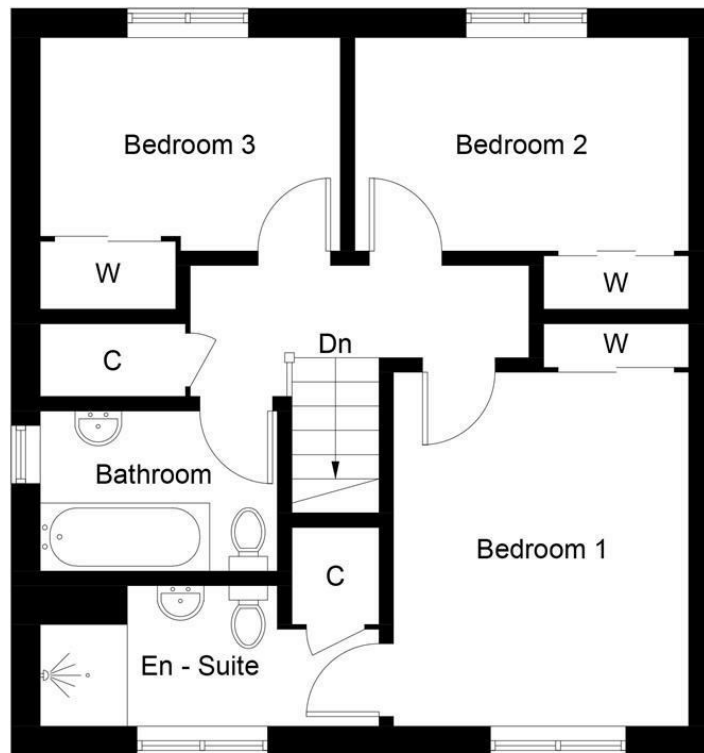
2 CAR DRIVEWAY

FRONT AND REAR GARDEN GROUNDS

INFORMATION



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295381)

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

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