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**FOR
SALE**

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Mount Frost Gardens, Markinch
Offers over £419,995



Premium Property

Mount Frost Gardens, Markinch



Executive 5-Bed/ 2 Public/3 Bath - Detached Family Villa with Garage & Parking, Situated Within a Prestigious Area Of Markinch! Nestled in a Cul-De-Sac Setting! With the Backdrop of Balbirnie Golf Course. It's an ideal family home.

Allan England's award winning team at first for homes are proud to welcome to the market this stunning executive Detached Villa situated within the prestigious area of Mount Frost Gardens, Markinch with partial views over Balbirnie Golf Course. The property offers beautifully presented family living accommodation offering ample living space and versatility comprising welcoming vestibule, spacious entrance hallway with double wardrobe for storage, cloaks/WC, front public room/bedroom 5 with beautiful bay window, breakfasting kitchen with recently installed gas range cooker, utility room, family dining room with updated french doors to rear garden, upper level presented bright a very spacious family lounge, with dual aspect windows to front and rear. Small stairs leading welcoming and spacious upper hallway, leading to master bedroom with wall to wall fitted mirrored wardrobes woodland aspect to the rear with en-suite shower room, 3 further double sized bedrooms with storage and family bathroom with under floor heating. Sun tunnel in upper hallway providing natural light, Internal Oak finishes. Externally, the property boasts generous easily maintained garden grounds with a 4-car mono-block driveway leading to the a generous sized garage with power and lighting, garage door replaced approx 2 years. Early viewing is essential to fully appreciate the size and specification on offer. Don't miss out!

HOME REPORT VALUE- £430,000

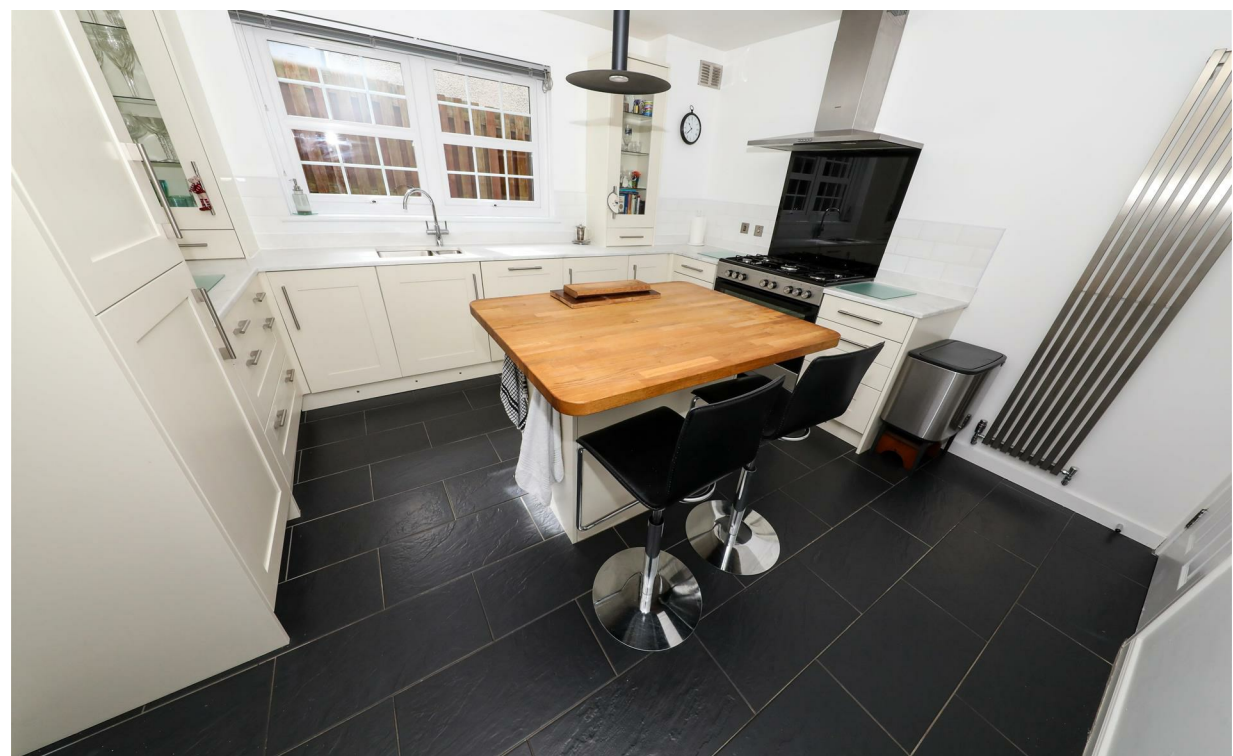
EPC RATING - C

COUNCIL TAX BAND - G

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SITUATION 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.

INFORMATION 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

ENTRANCE VESTIBULE

ENTRANCE HALL

FRONT LOUNGE / BEDROOM 5
17'0" x 12'2" approx. (5.20m x 3.73m approx.)

BREAKFASTING KITCHEN
13'0" x 12'2" approx. (3.98m x 3.72m approx.)

UTILITY ROOM

DINING ROOM
14'0" x 11'0" approx. (4.27m x 3.36m approx.)

CLOAKS / WC

Small Set of Stairs Leading to Family Lounge

MAIN FAMILY LOUNGE
19'8" x 15'7" approx. (6m x 4.77m approx.)

Small Set of Stairs Leading to Upper Hallway, Bedr

MASTER BEDROOM
11'2" x 10'11" approx. (3.41m x 3.34m approx.)

EN-SUITE SHOWER ROOM

BEDROOM 2
14'0" x 10'2" approx. (4.28m x 3.10m approx.)

BEDROOM 3
12'6" x 10'2" approx. (3.83m x 3.11m approx.)

BEDROOM 4
11'1" x 9'1" approx. (3.39m x 2.78m approx.)

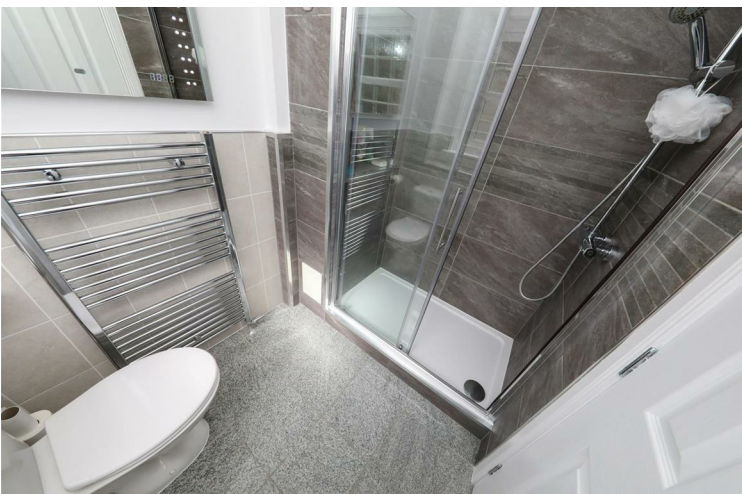
FAMILY BATHROOM WITH UNDER FLOOR HEATING
7'7" x 6'10" approx. (2.33m x 2.10m approx.)

LARGE GARAGE
19'6" x 15'7" approx. (5.95m x 4.77m approx.)

4-CAR MONO-BLOCK DRIVEWAY

GARDEN GROUNDS

INFORMATION



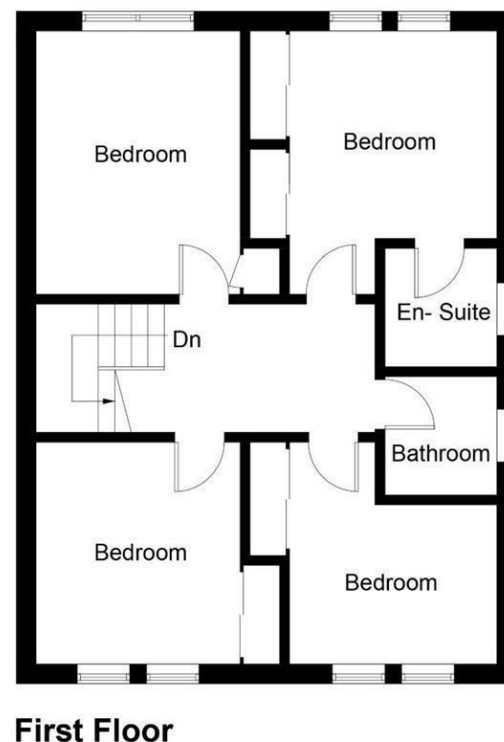
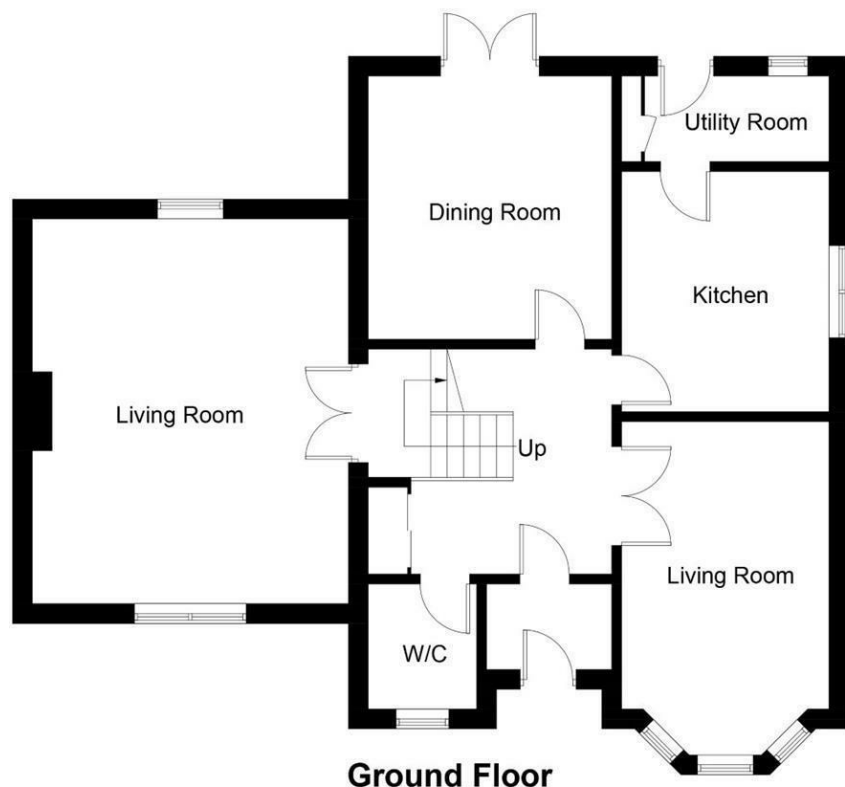


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID875699)

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