

first for homes

first for property in life - firstforhomes.co.uk

Contact Allan England's Team

01592 752 944



first for homes
first for property in life - firstforhomes.co.uk

**FOR
SALE**

01592 752 944

firstforhomes.co.uk

Sappi Road, Glenrothes
Offers over £249,995

 *Premium Property*

Sappi Road, Glenrothes



Bright & Spacious 3-Bed Detached Villa Boasting Garage & 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. 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 and cloaks / WC. The upper level offers master bedroom with en-suite shower room and fitted wardrobes, 2 further generous bedrooms and 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.

HOME REPORT VALUE £258,000

EPC RATING- B

COUNCIL TAX BAND - E

Call first for homes - first for trust... first for service... first for aftercare!

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 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.

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.)

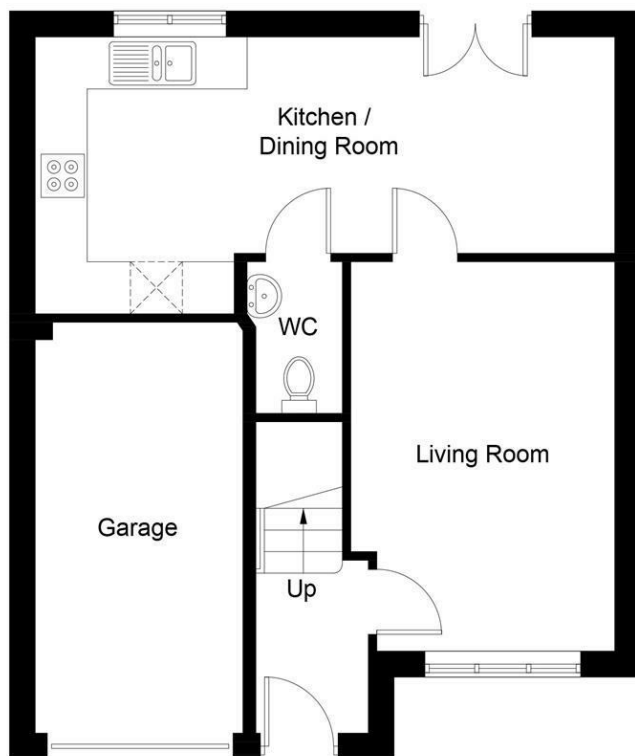
SINGLE GARAGE

2-CAR DRIVEWAY

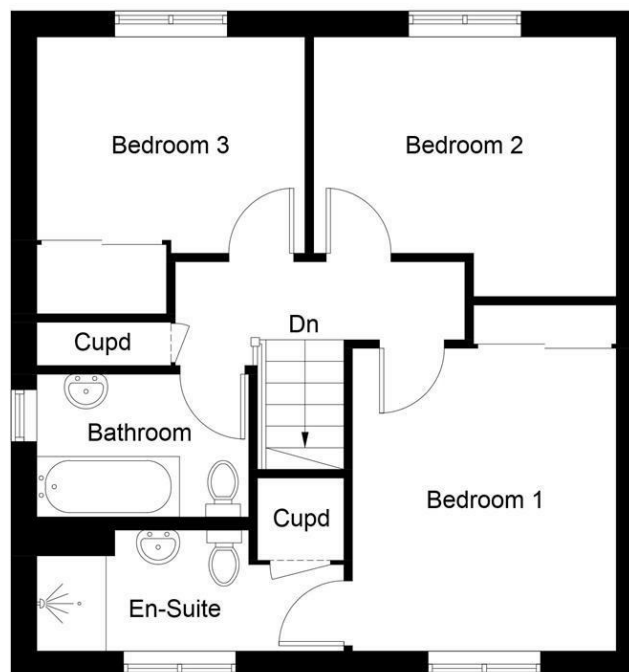
FRONT GARDEN & SOUTH-WEST FACING REAR GARDEN

INFORMATION





Ground Floor



First Floor

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

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?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



first for trust



first for service



first for aftercare

first for homes

first for property in life - firstforhomes.co.uk

Contact Allan England's Team

01592 752 944

32 North Street, Glenrothes, Fife KY7 5NA

Fax: 01592 807947

sales@firstforhomes.co.uk

www.firstforhomes.co.uk