

# first for homes

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Contact Allan England's Team

01592 752 944



Groves Place, Glenrothes

**Offers over £325,000**



# Groves Place, Glenrothes, Markinch

Stunning Extended Detached Family Villa - 5 Bedrooms, Fantastic Open Plan Family Area, Amazing Garden Grounds and Driveway. Situated In The Desirable Area Of Tofthill, Markinch!

Allan England's Team at First For Homes are proud to welcome to the market this fabulous family home with a fantastic two storey extension to the rear. This amazing property offers bright and spacious versatile living accommodation for the whole family! The ground floor comprises of: entrance hallway, stunning open plan lounge/kitchen (replaced in 2024)/dining and games area which provides a beautiful hub of the home and benefits from large windows and double patio doors leading to the rear garden grounds. This lovely space provides access to the utility room and stairs to the upper level leading to the master bedroom. The ground floor also benefits from a second lounge or 4th bedroom, office space or 5th bedroom and a wc/cloaks.

The upper level to this fantastic family home provides a stunning master bedroom which provides a dressing room and en-suite. The further 2 bedrooms are generously sized with built-in wardrobes, additional office/snug/games room and a family bathroom. The upper level benefits from 2 cupboards and access to attic space.

Externally this stunning property boasts a 3 car driveway to the front and the rear provides an amazing family garden with lawn, chipped and decking area with an amazing barbeque hut, fire pit and bar. Early viewing is highly recommended to ensure you don't miss out!

EPC Rating - C  
Council Tax Band - E

Glenrothes is regarded as one of the most successful Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods and a multi-screen cinema. Glenrothes boasts its very own 18-hole Golf course and both Primary and Secondary schooling are available. For the commuter the A92 allows swift access to Edinburgh and there are railway stations at both Thornton and Markinch.























**SITUATION – Glenrothes**

**ENTRANCE HALLWAY**

**OPEN PLAN KITCHEN/LOUNGE/DINING/FAMILY AREA**

29'9" x 26'4" approx (9.08m x 8.04m approx)

**UTILITY ROOM**

**2ND LOUNGE/4TH BEDROOM**

11'9" x 10'7" approx (at widest points) (3.6m x 3.25m approx (at widest points))

**DOWNSTAIRS 5TH BEDROOM (USED AS OFFICE SPACE)**

**WC/CLOAKS**

**STAIRS TO UPPER LEVEL (2 SETS OF STAIRS)**

**MASTER BEDROOM**

14'11" x 12'4" approx (4.55m x 3.78m approx)

**WALK-IN WARDROBE**

11'2" x 9'0" approx (3.41m x 2.76m approx)

**EN-SUITE**

9'11" x 4'8" approx (3.04m x 1.44m approx)

**BEDROOM 2**

10'0" x 8'6" approx (3.06m x 2.60m approx)

**BEDROOM 3**

10'0" x 8'3" approx (3.06m x 2.54m approx)

**OFFICE/SNUG/GAMES ROOM**

8'7" x 6'7" approx (2.63m x 2.02m approx)

**FAMILY BATHROOM**

**MONOBLOCK DRIVEWAY TO FRONT**

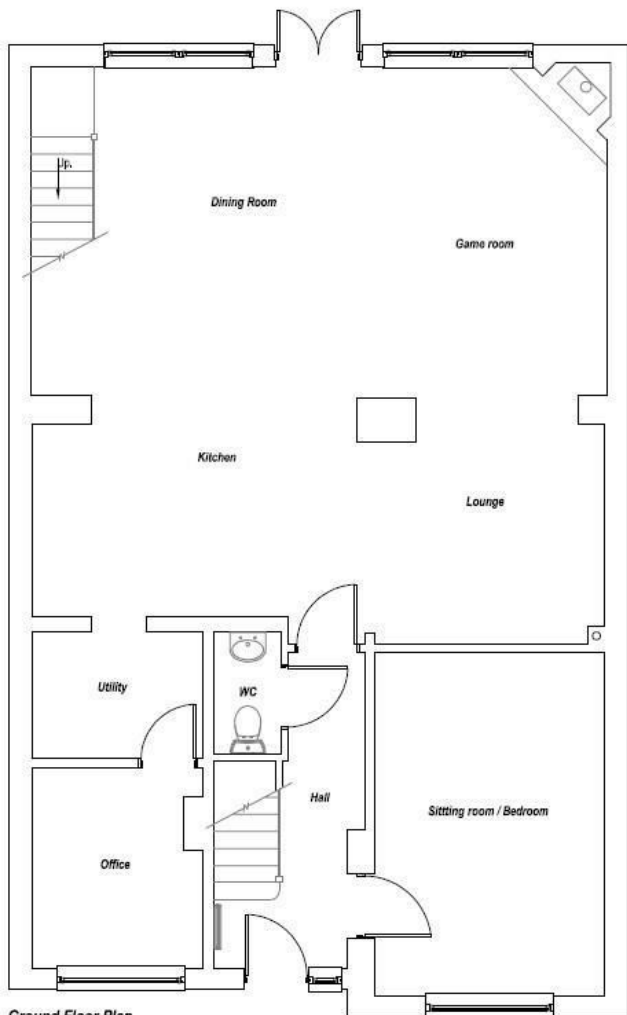
**FANTASTIC REAR GARDEN GROUNDS**

**INFORMATION**

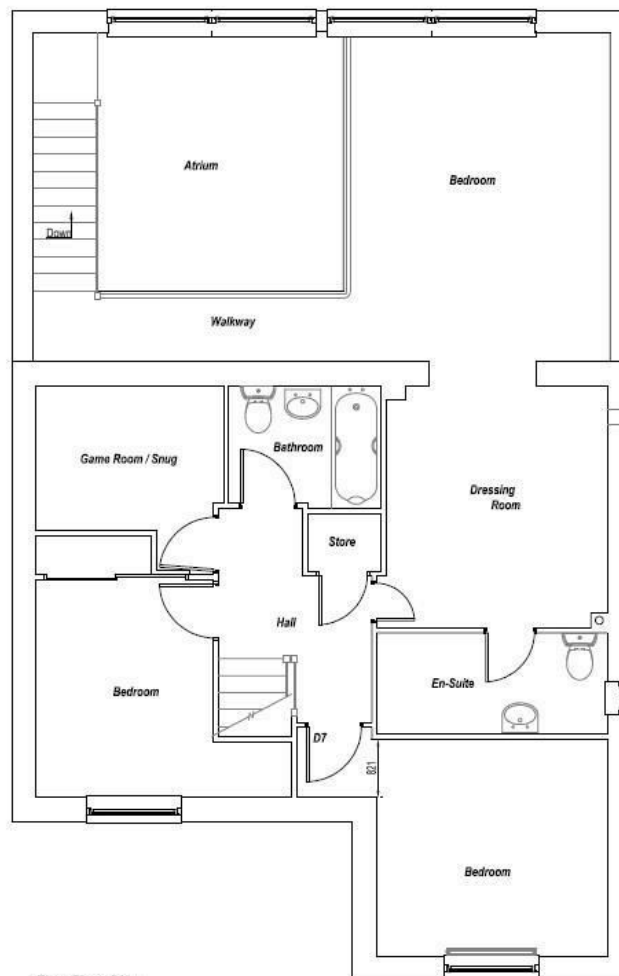
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Ground Floor Plan



First Floor Plan

## 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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