

1 Mount Frost Gardens

MARKINCH, GLENROTHES, FIFE, KY7 6JL



Fabulous five-bedroom executive family home in a sought-after development



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1 Mount Frost Gardens is a beautiful and very adaptable five-bedroom, detached villa which is quietly positioned in this highly desirable and child-friendly area. This substantial family home is offered to the market in good condition and is finished to an extremely high standard throughout.

THE LOUNGE



In more detail, the accommodation consists of a welcoming vestibule, with a cloakroom and WC. Off the bright and spacious hall, the immediately impressive and bright family lounge has space for a range of furniture configurations and windows to the front and rear which flood the room with natural light, the feature is the bespoke built-in storage solution. From the lounge, double doors lead to the impressive formal dining room. From the hall, access is gained into the snug or bedroom six.

THE KITCHEN



The hub of the home is the magnificent kitchen/family room, which has been beautifully fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from two integrated ovens (one with a microwave function) pull-out larder, a hob and a dishwasher. The dining/breakfast area has space for a further dining table or a comfy sofa. Also on this level is a handy utility room.



THE FAMILY ROOM



THE UTILITY & WC





The first floor offers thoughtfully planned accommodation. The bright and spacious master bedroom has a range of bespoke fitted wardrobes with both hanging and drawer space, and a stylish en-suite shower room. The remaining four bedrooms also have ample space for additional furniture and fitted wardrobes/cupboards. The contemporary, four-piece family bathroom suite completes this floor. Access to the partially floored loft is gained from the landing. The property further benefits from gas central heating and double glazing.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



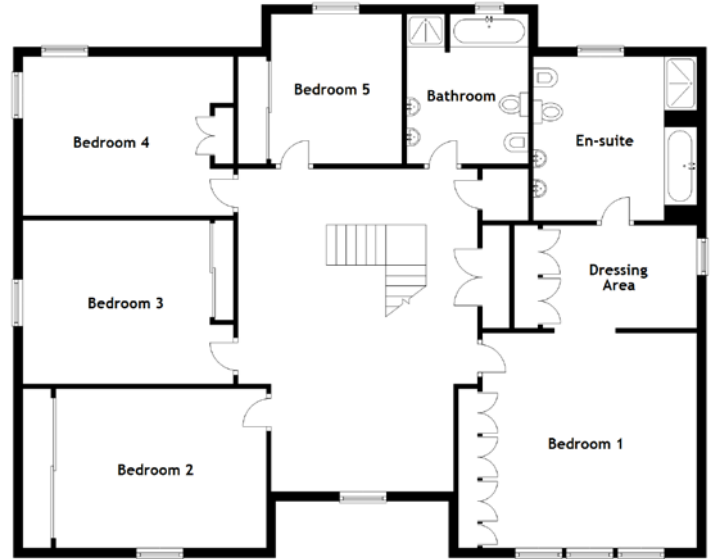
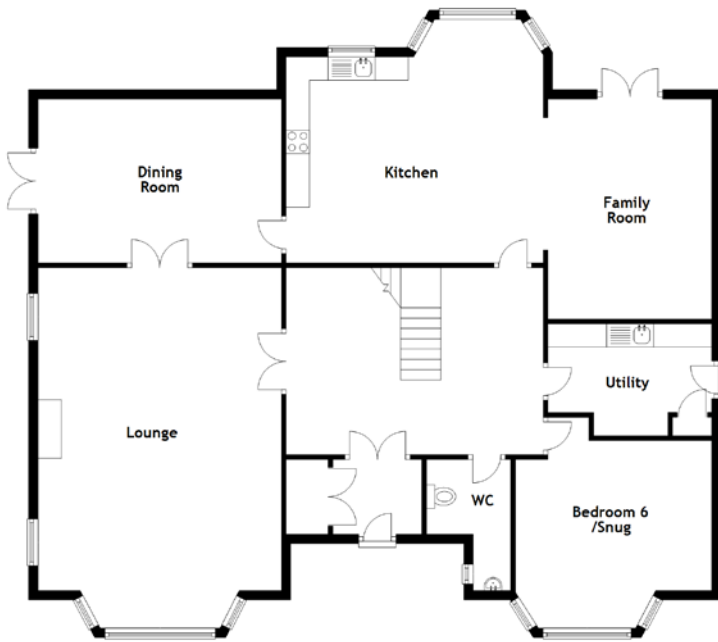
Externally, there is access to the large double garage with ample space for six cars. The front and side garden is easy to maintain containing grass and pathways. The rear garden is a place where you and your family can thrive and benefit from thoughtful professional landscaping and design.

Viewing is highly recommended to appreciate this wonderful family home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

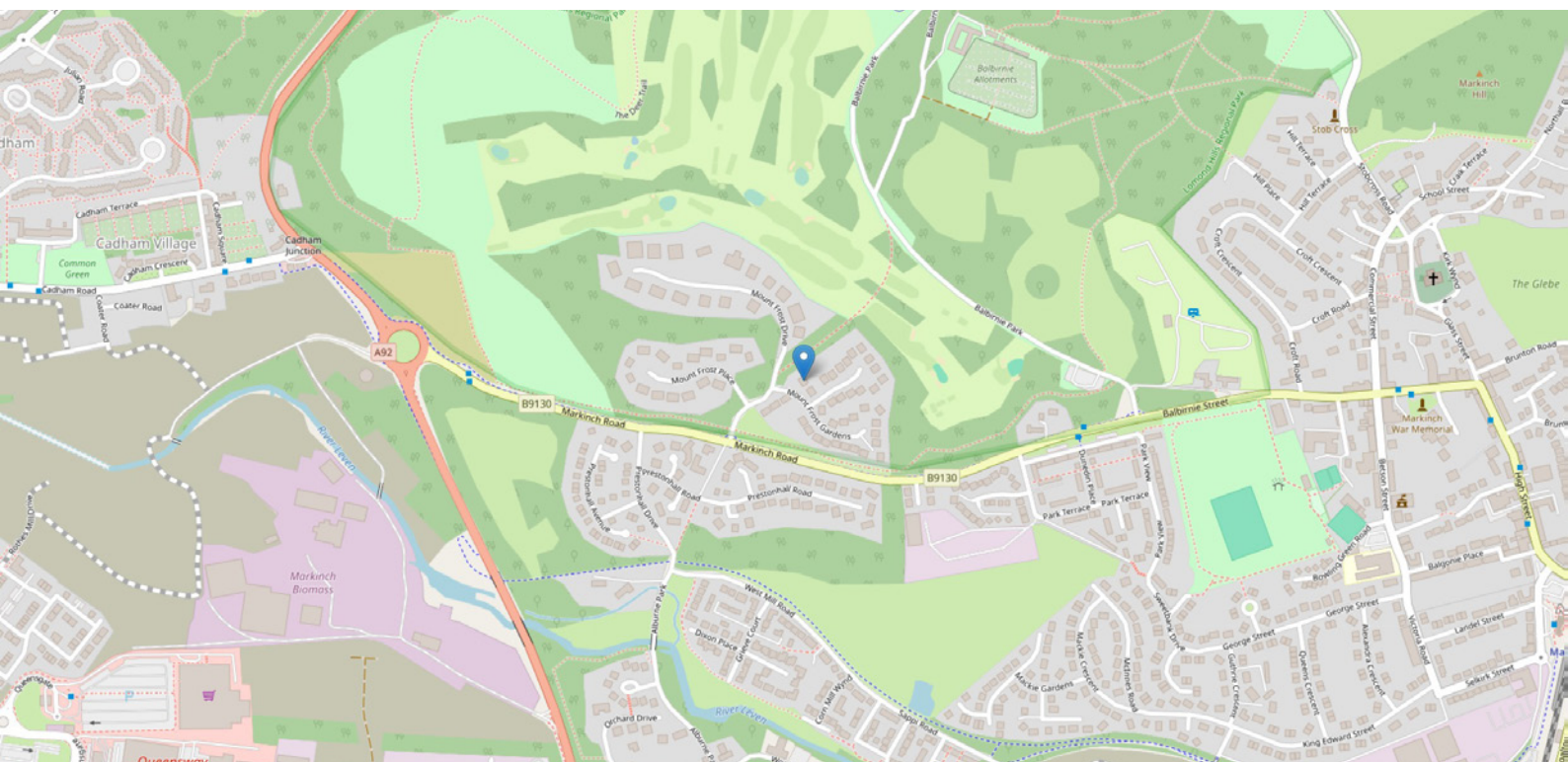
Lounge	6.90m (22'8") x 5.20m (17'1")
Dining Room	5.20m (17'1") x 3.50m (11'6")
Kitchen	5.50m (18') x 4.40m (14'5")
Family Room	4.70m (15'5") x 3.50m (11'6")
Utility	3.50m (11'6") x 2.40m (7'10")
Bedroom 6/Snug	4.20m (13'9") x 2.80m (9'2")
WC	2.80m (9'2") x 1.80m (5'11")
Bathroom	3.20m (10'6") x 2.60m (8'6")
Bedroom 1	4.60m (15'1") x 4.59m (15'1")

Dressing Area	3.30m (10'10") x 2.20m (7'3")
En-suite	3.60m (11'10") x 3.50m (11'6")
Bedroom 2	4.50m (14'9") x 3.40m (11'2")
Bedroom 3	4.50m (14'9") x 3.50m (11'6")
Bedroom 4	4.50m (14'9") x 3.40m (11'2")
Bedroom 5	3.20m (10'6") x 2.80m (9'2")

Gross internal floor area (m²): 311m²

EPC Rating: D

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Glenrothes is situated in the heart of Fife in East Central Scotland. It is located approximately equidistant between the cities of Edinburgh (32 miles) and Dundee (27 miles). Glenrothes is the administrative capital of Fife containing both the Fife Council and Fife Constabulary headquarters. It established itself as a major industrial centre in Scotland's Silicon Glen during the 1980's and 90's with several major electronic companies establishing in the town.





Glenrothes is unique in Fife as the majority of the town's centre is contained indoors, the Kingdom Shopping Centre providing a great deal more than normal requirements. The town has a variety of recreational facilities including the newly built Michael Woods Regional Sports Centre, Balgeddie Fountain Spa and Hotel, and Civic Centre with theatre. The town has strong links with the main Scottish transport network with bus and Markinch train station having links to all major cities. Glenrothes has a variety of schools at both primary and secondary levels with the new Auchmuty High School being the popular choice.



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