

# 15 Stob Cross Road

MARKINCH, MENSTRIE, FIFE, KY7 6ED



*Mid-century modern split-level living with exceptional versatility, set within a private, light-filled residence*



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Set within a peaceful and well-connected setting, 15 Stob Cross Road presents a substantial and highly versatile mid-century modern-influenced detached home, thoughtfully designed with split-level features that enhance both space and character. Offering seven bedrooms across a flexible layout, the property is ideally suited to multi-generational living, large families, or those seeking additional income potential.

The home enjoys a wide frontage with large windows that flood the interiors with natural light, while a generous, sloping driveway provides both practicality and a sense of privacy as you approach the property. Mature landscaping, with established hedges and trees, further enhances the secluded and welcoming feel.

# THE LIVING / KITCHEN / DINING ROOM



MAIN HOUSE



The main house sits above a double garage positioned to the front and is centred around a bright and spacious open-plan kitchen, dining, and lounge area.



Designed for modern living, this impressive space offers direct access onto a private balcony featuring wrought iron railings that add a touch of character, while extending the living area outdoors.



The principal bedroom benefits from its own en-suite for added comfort.

# BEDROOM 1



To the rear, there are two well-proportioned bedrooms alongside a main family bathroom and a further kitchen/family room.

# THE KITCHEN / FAMILY ROOM



# BEDROOM 2



# BEDROOM 3



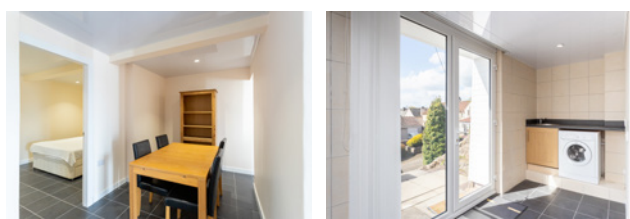
# THE BATHROOM



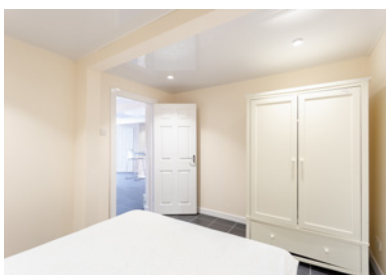
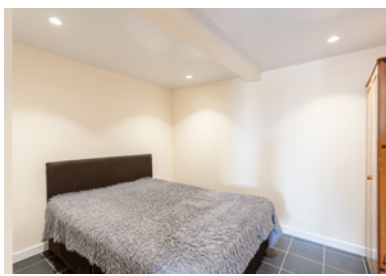
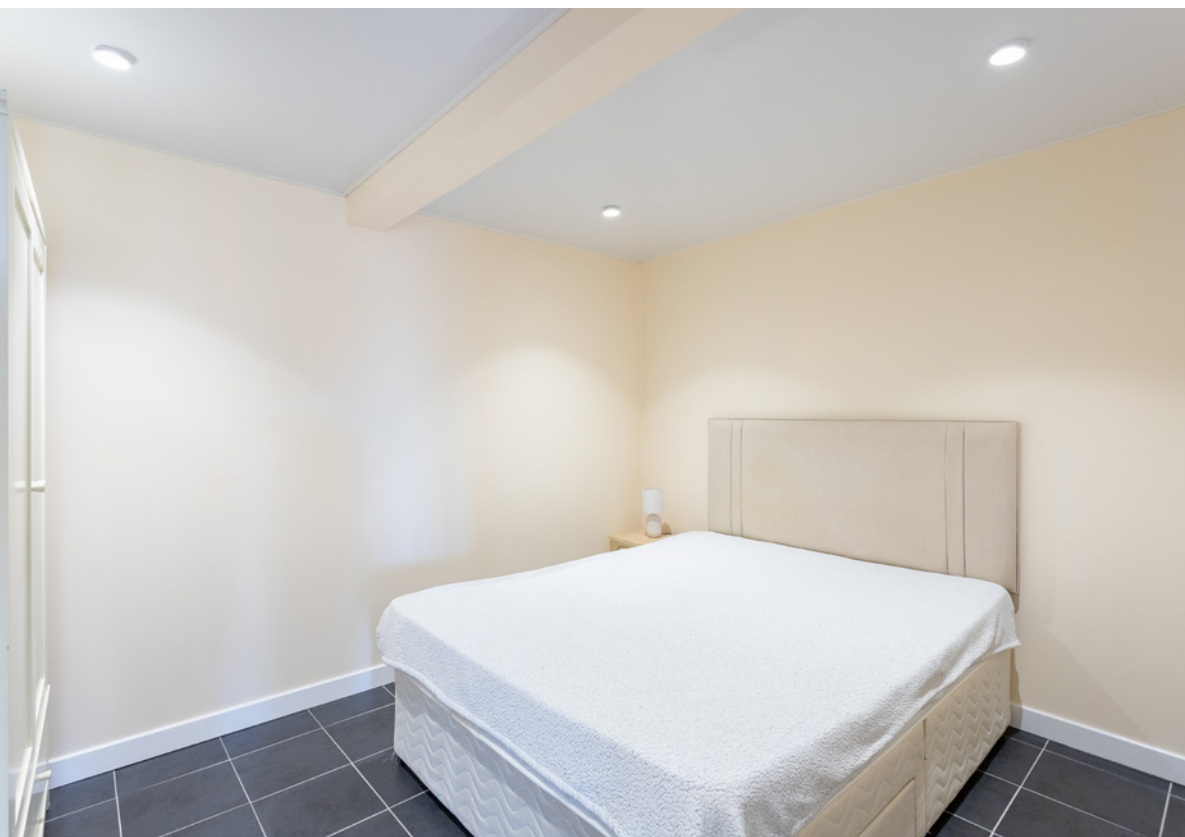
Beneath the balcony, a self-contained flat provides further adaptable accommodation, comprising a kitchen, dining, and lounge area, two bedrooms, a bathroom, and a separate utility room.

# THE LIVING / KITCHEN / DINING ROOM

FLAT UNDER  
BALCONY



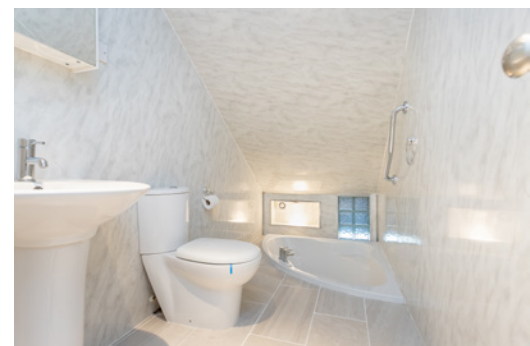
# THE BATHROOM & BEDROOMS



In addition, a garage flat offers one bedroom and a bathroom, creating yet another independent living space within the overall footprint.

# THE GARAGE FLAT

GARAGE FLAT



An upstairs flat further enhances the property's flexibility, featuring its own kitchen and lounge area, one bedroom, a bathroom, and a separate WC, making it ideal for extended family, guest use, or rental opportunities.

# THE LIVING / KITCHEN / DINING ROOM

UPPER FLAT



# THE BEDROOM, BATHROOM & WC



ideal for extended family, guest use, or rental opportunities

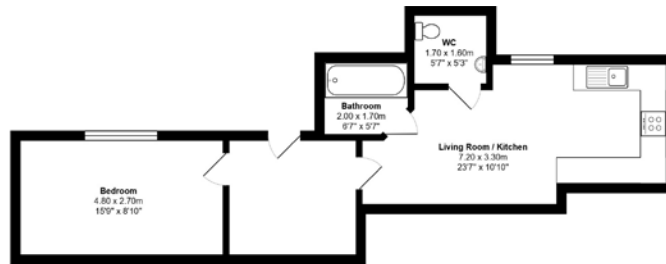


Externally, the property benefits from rear access leading out to a private garden, mainly laid to grass and framed by mature greenery, complemented by a raised decking area that provides an elevated outdoor space ideal for relaxing or entertaining. Combining distinctive design, generous proportions, and multiple self-contained living options, this unique home offers a rare opportunity to acquire a property with significant lifestyle and investment potential.

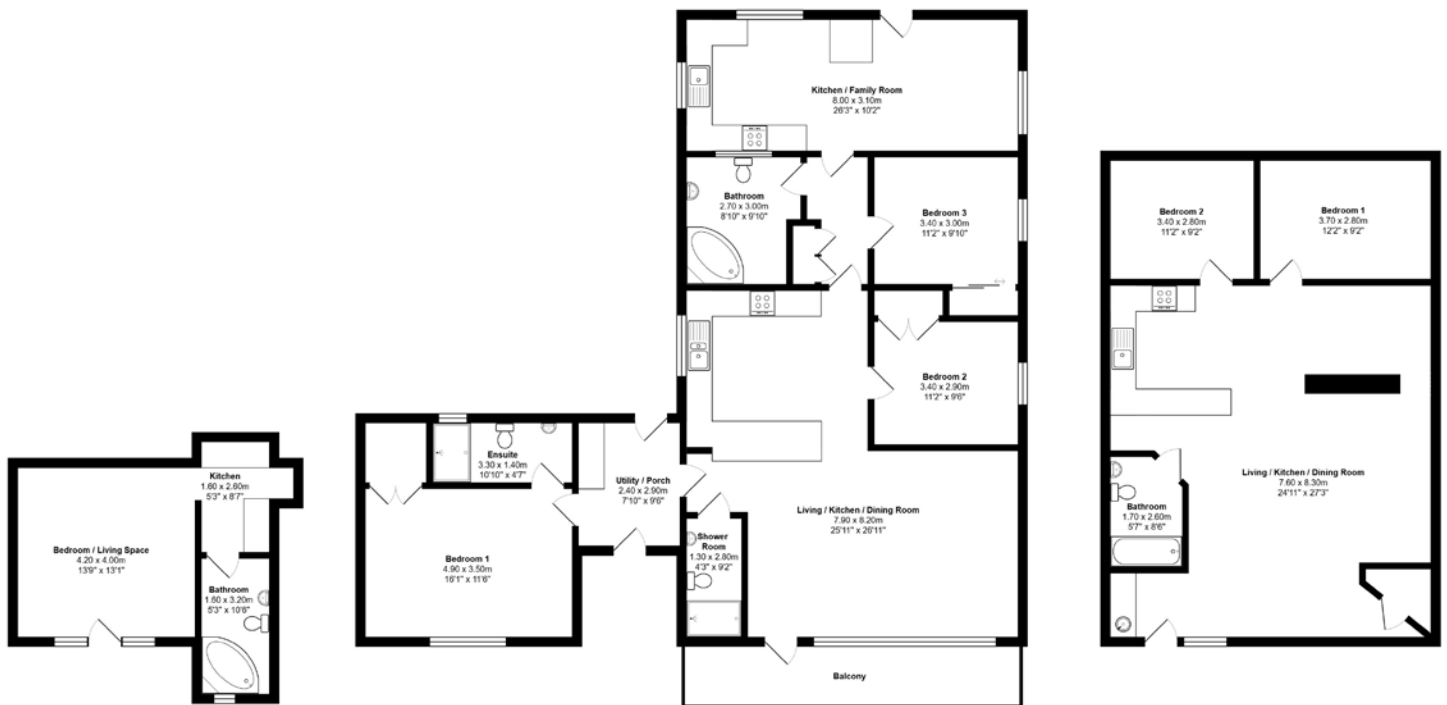
# EXTERNALS



# FLOOR PLAN & DIMENSIONS



Upper Flat



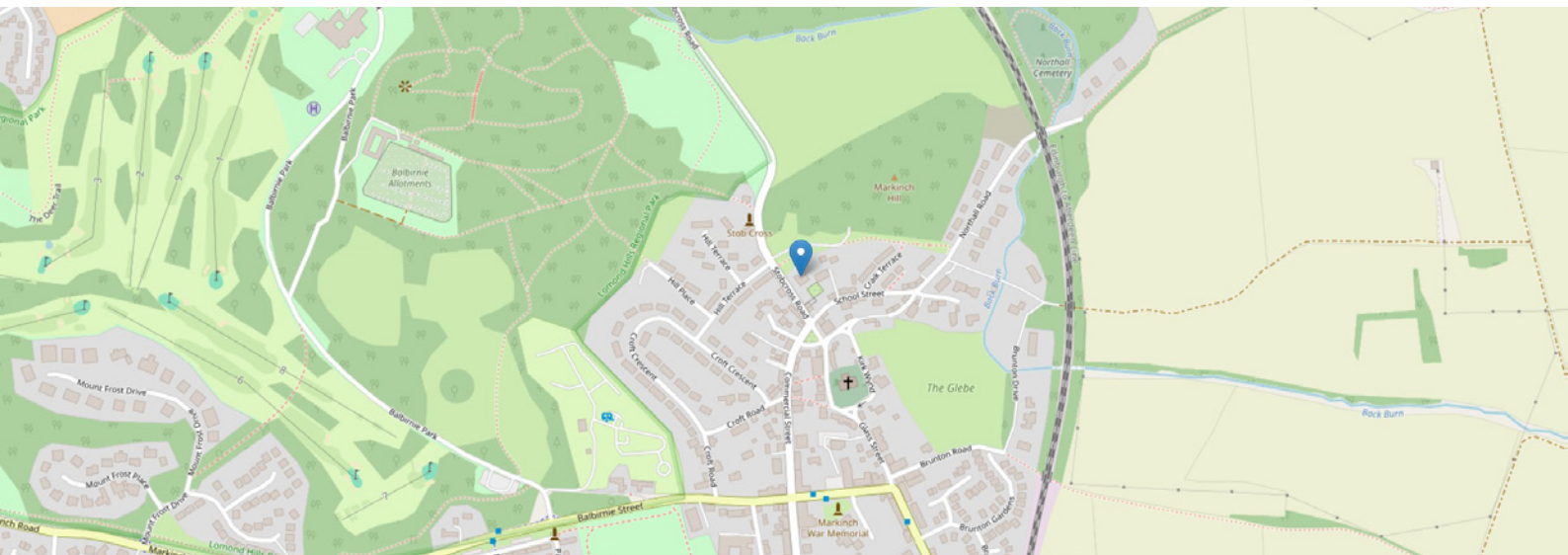
Main House

Garage Flat

Flat Under Balcony

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 320m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Situated within a peaceful residential setting, 15 Stob Cross Road enjoys a convenient position in Markinch, offering a balance of quiet suburban living with excellent connectivity. The area is well regarded for its community feel while remaining within easy reach of a wide range of local amenities, including shops, cafés, and everyday conveniences





Markinch benefits from its own train station, providing direct links to Edinburgh and beyond, making it an attractive location for commuters. The surrounding road network also allows for straightforward access to nearby towns and cities across Fife and central Scotland.

The property is ideally placed for access to schooling at both primary and secondary levels, while the wider area offers a variety of leisure and recreational opportunities. Residents can enjoy nearby parks, walking routes, and open green spaces, with the scenic landscapes of Forth Valley and Loch Lomond & The Trossachs National Park within comfortable driving distance.

Combining accessibility, local amenities, and access to some of Scotland's most attractive countryside, this location offers a well-rounded lifestyle suited to a variety of buyers.



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