

124 Sappi Road

GLENROTHES, MARKINCH, FIFE, KY7 6ZU



*A wonderful four-bedroom house in
a popular residential location*



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McEwan Fraser Legal are delighted to bring to the market this lovely, four-bedroom, semi-detached villa in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance of local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

THE LOUNGE



The welcoming hall gives access to all apartments. The spacious lounge offers scope for various furniture configurations and is flooded with natural light.

THE KITCHEN/DINER



The welcoming hall gives access to all apartments. The spacious lounge offers scope for various furniture configurations and is flooded with natural light. The modern kitchen/diner has been fitted with a range of floor and wall-mounted units. It boasts a gas hob, electric oven and has an abundance of work surface space. The dining area provides access to the rear gardens. A guest cloakroom completes the accommodation on the ground floor.





Upstairs, there are four good-sized bedrooms. The master features panoramic views and built-in wardrobes with a fantastic en-suite shower room. The large family bathroom is located on the first level and consist of a white three-piece suite. This comfortable home also features gas central heating and double glazing.

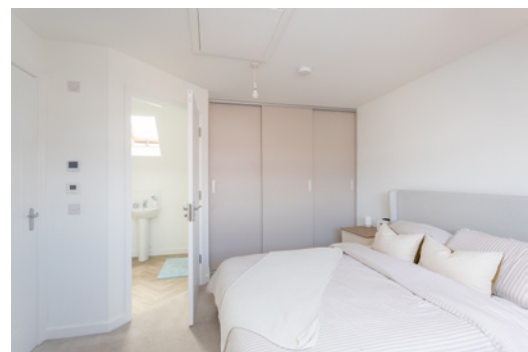
THE BATHROOM



BEDROOM 1



panoramic views and built-in wardrobes
with a fantastic en-suite shower room



BEDROOM 2



BEDROOMS 3 & 4

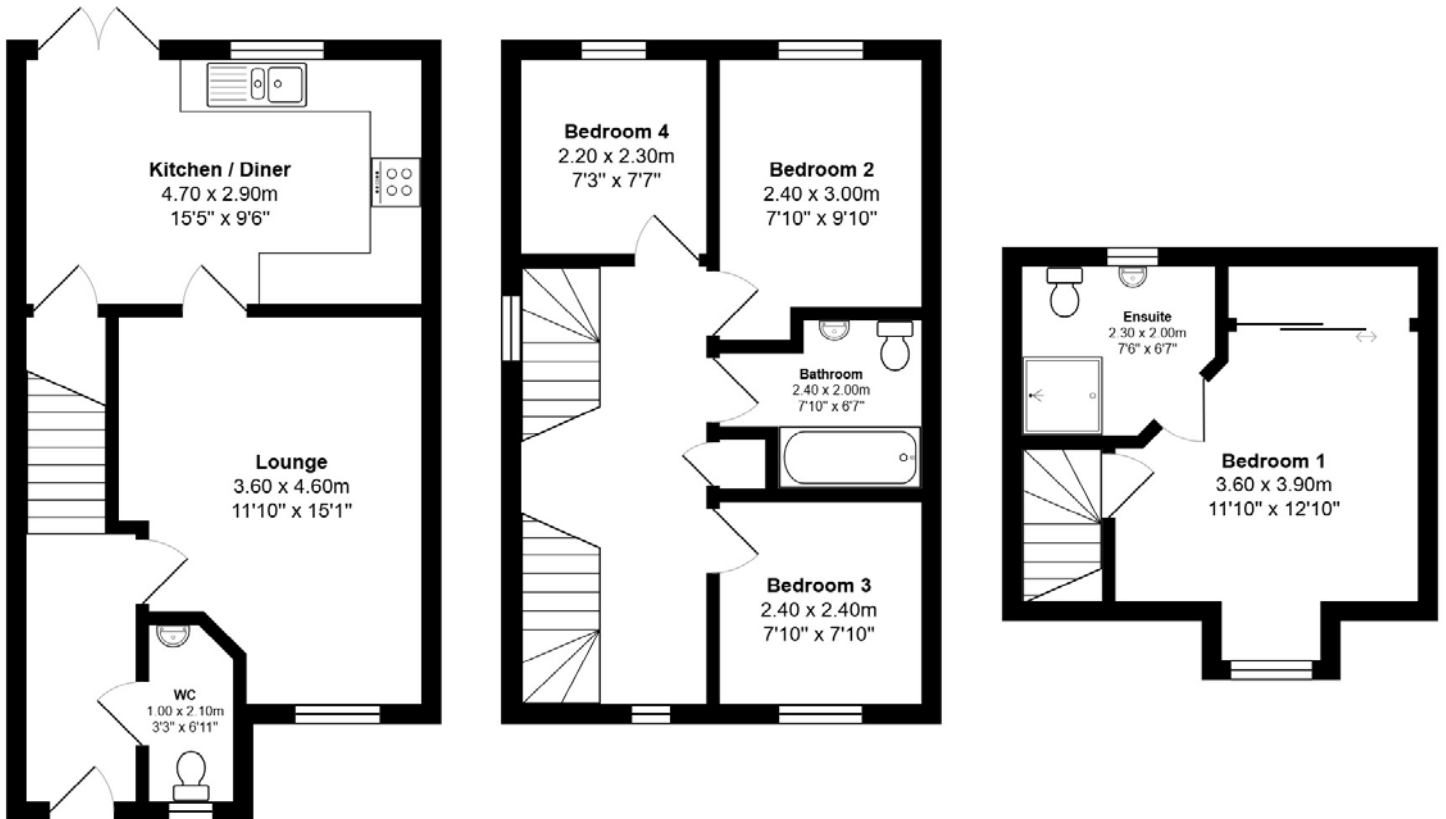


Externally, the back garden is beautifully landscaped and secure by fencing, perfect for outdoor living and safe for children and pets. The side garden offers space for parking several vehicles. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.

EXTERNALS

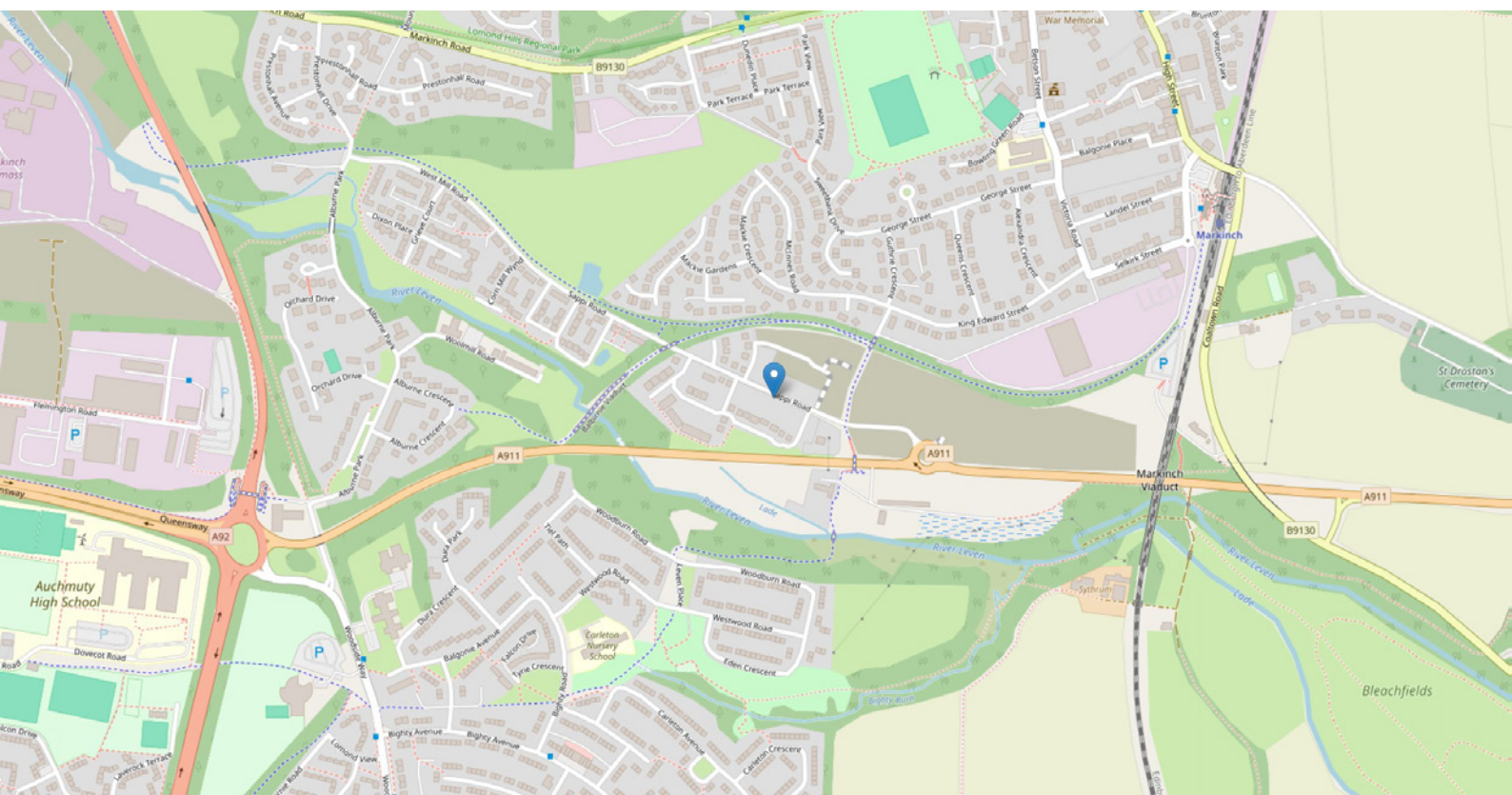


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 93m² | EPC Rating: B



THE LOCATION

Markinch is a small town in Fife located to the East of Glenrothes. It provides so much for a broad range of buyers, such as Balbirnie House and Golf Club. The property is within easy walking distance of the mainline railway station, shops, pubs, restaurants and other amenities. Situated in the heart of Fife in East Central Scotland, and located approximately equidistant between the cities of Edinburgh (32 miles) and Dundee (27 miles).





Recreational facilities include the newly built Michael Woods Regional Sports Centre, Balgeddie Fountain Spa and Hotel, and Civic Centre with theatre, as well as at least one five-star hotel, golf courses and a number of eateries dotted around.

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 Auchmuty High School being the popular choice.



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