

10 GLEBE PLACE BY MARKINCH, KY7 6QX

**£255,000
FREEHOLD**

Nestled in the charming Glebe Place of Tofthill, By Markinch, awaits a truly remarkable property that exudes elegance and comfort. This stunning detached villa, boasts a generous 1,572 sq ft of living space, perfect for a growing family. As you step inside, you are greeted by a warm and inviting atmosphere with a spacious lounge featuring a beautiful bay window, ideal for relaxing or entertaining guests. The property offers one reception room, four bedrooms, including a master bedroom with an en-suite and bay window, three bathrooms in total, and a separate WC for added convenience.

This delightful home comes complete with a well-maintained private landscaped garden, providing a tranquil retreat right at your doorstep. The property also features a driveway, a garage, double glazing, and gas central heating. Situated in a small cul-de-sac, this property offers a peaceful and safe environment for families. With an EPC rating of C and a home report value of £260,000, this home presents an excellent opportunity for those seeking a modern and well-equipped living space in a desirable location. Don't miss out on the chance to make this charming detached villa your new home sweet home in the heart of Tofthill.



**home sweet home
estate agents**
your local property experts

10 GLEBE PLACE

- STUNNING DETACHED VILLA • FOUR BEDROOMS MASTER EN-SUITE • BAY WINDOW LOUNGE • GENEROUS DINING KITCHEN • DRIVE - GARAGE - PRIVATE GARDENS • DG- GCH - EPC C - HOME REPORT £260,000 • FAMILY BATHROOM - SEP WC • SUPERB FAMILY HOME



FULL DESCRIPTION

Nestled in the charming Glebe Place of Tofthill, By Markinch, awaits a truly remarkable property that exudes elegance and comfort. This stunning detached villa, boasts a generous 1,572 sq ft of living space, perfect for a growing family. As you step inside, you are greeted by a warm and inviting atmosphere with a spacious lounge featuring a beautiful bay window, ideal for relaxing or entertaining guests. The property offers one reception room, four bedrooms, including a master bedroom with an en-suite and bay window, three bathrooms in total, and a separate WC for added convenience.

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LOCATION

The historic town of Markinch boasts a wide range of local shops, specialist stores, chemist, mini

supermarket. Nursery/ primary Schooling. Excellent road & rail links via A92 north & south & mainline train station to Perth/ Dundee/ Aberdeen/ Edinburgh & beyond.

ENTRANCE HALL

Welcoming entrance. Store cupboard. Laminate floor.

BAY WINDOW LOUNGE

Bright public room with feature DG Bay Window to front. DG window to side. Carpet.

SEP WC

Low level wc. Wash hand basin. Frost DG window.

DINING KITCHEN

Generously proportioned & fitted with a range of modern wall & base cabinets wipe clean worktop surface, inset 1.5 sink. Integrated gas hob, oven & dishwasher. Space to accommodate a family size table & chairs. DG window to rear & DG french doors to private garden. Fitted blinds. Downlighting.

STAIRS TO FIRST FLOOR LANDING

Water tank in store cupboard. Loft access. DG window.

MASTER BEDROOM

Spacious main double bedroom with 2 double wardrobes. Feature DG Bay window to front. Carpet.

EN-SUITE SHOWER-ROOM/WC

Corner shower with clear screens. Wash hand basin. Low level wc. Frost DG window.

BEDROOM 2

Good size double bedroom with double wardrobe. DG window to rear with tree lined aspect. Carpet.

BEDROOM 3

Third double bedroom. DG window to rear with tree lined aspect. Carpet.

BEDROOM 4

Bright single room, ideal home office. DG window to front. Carpet.

FAMILY BATHROOM/WC

Comprising bath with over head power shower, clear screen, wash hand vanity unit & mirror. Low level wc. Frost DG window. Downlighting.

FRONT GARDEN

Laid to lawn with gated access to rear.

DRIVEWAY

Provides off street parking.

SINGLE GARAGE

Single garage, up & over door, power & light.

PRIVATE ENCLOSED REAR GARDEN

Landscaped rear garden enjoy privacy & seclusion with tree lined aspect, fence enclosed. Features a decked sun terrace, lawn, bordered by plants, shrubs, stone chips. Gated access to front & rear.

Water tap.

10 GLEBE PLACE



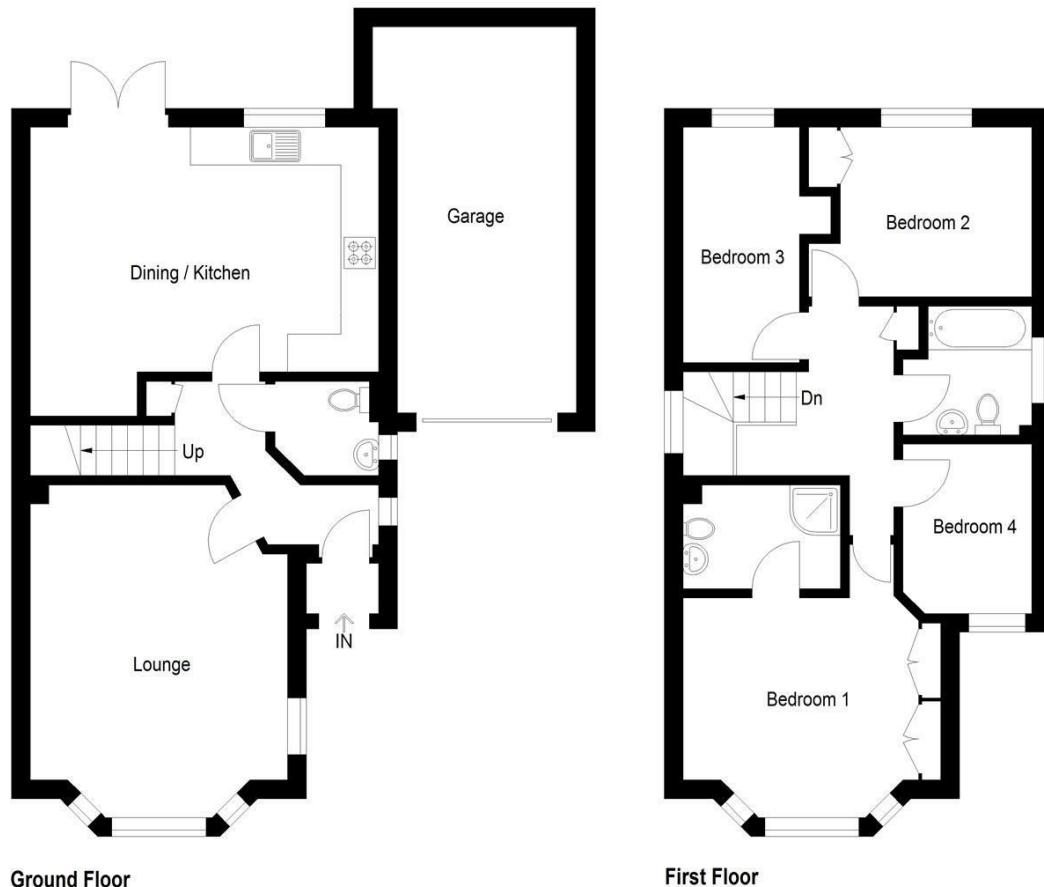


Illustration For Identification Purposes Only. Not To Scale (ID:1089395 / Ref:88252)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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