



3 Flax Mill Grove, Glenrothes, Fife, KY7 6ZS

Immaculately Presented, Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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Property Description

Immaculately-presented, three-bedroom, semi-detached home with gardens, a driveway and a garage. Set in a modern and leafy riverside development, located in the desirable area of Markinch.

Comprises an entrance hall, living room, kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

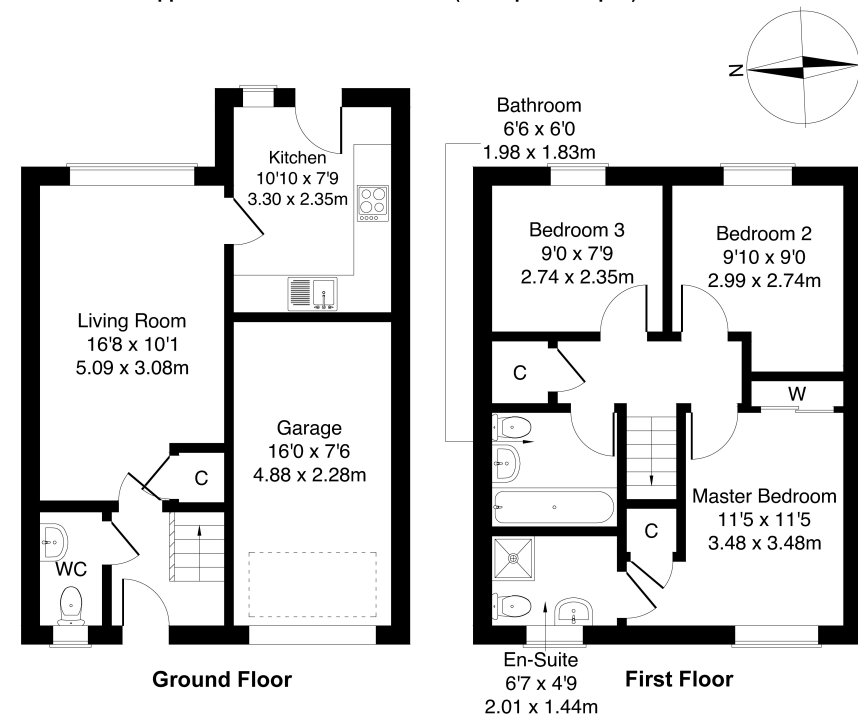
Ready-to-move-in - highlights include a modern fitted kitchen and bathroom suites, and stylish contemporary flooring and decor. In addition, there is gas central heating, solar panels, double glazing, and good storage including a loft space and a garage with power and lighting.

Externally, the property benefits from a double driveway and lawn to the front; and a rear garden including a lawn and paved patio. The development also provides unrestricted visitors' parking bays and landscaped grounds; as well as excellent transport and shopping links.

A welcoming hall affords access to the carpeted stairs leading to the upper hall and a convenient WC. Set to the rear, a bright and spacious living room features a built-in under-stair cupboard, wood effect flooring continuing from the hall, a central light fitting, and ample space for both lounge and dining furniture if desired. Set off the lounge, a stylish kitchen has garden access and includes modern units, wood effect worktops with matching upstands, a sink with a drainer, and an integrated oven and gas hob.

On the upper floor, a generous master bedroom is set to the front, tastefully finished, with carpeted flooring, a built-in wardrobe with mirror sliding doors and a modern en-suite shower room. Two further well-finished bedrooms are set to the rear, with carpeted flooring. Completing the accommodation, a family-size bathroom is fitted with a modern three-piece suite and tiled splash areas.

mov⁸ REAL ESTATE **3 Flax Mill Grove, Glenrothes KY7 6ZS**
CENTRE AGENTS AND SOLICITORS **Approximate Gross Internal Area: (893 sq ft - 83 sq m.)**



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Glenrothes is Fife's third largest town, with a mixture of residential properties throughout. Retail opportunities include the Kingdom Shopping Centre, with a broad range of high-street names, with supermarkets including an ASDA, ALDI, Lidl and Marks & Spencer. The Michael Woods Centre provides extensive modern sports and leisure facilities, whilst Glenrothes boasts its very own

18-hole golf course, cinema and theatre in the Rothes Halls. Both primary and secondary schooling are well provided for, with further education available at The Adam Smith College at the Stenton campus of Fife College. For the commuter, the A92 allows rapid access to Edinburgh and the central belt and there are railway stations at both Thornton and Markinch.





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