

14 Somerville Way, Glenrothes, KY7 5GE

Offers Over £299,950

Fife Properties

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STUNNING 5 Bedroom Detached Villa FINISHED TO A HIGH STANDARD with an OUTSTANDING EPC RATING OF 97, offering excellent energy efficiency and potentially low utility bills. Situated on a SUBSTANTIAL PLOT in a sought-after area within walking distance of Riverside Park and easy access to the town centre, with the primary school close by. Excellent travel links via road and rail at Markinch Railway Station, ideal for Dundee, Edinburgh and beyond. The perfect family home.

Accommodation: Hall, living room, dining kitchen, utility room, W.C., master bedroom with ensuite shower room, 4 further double bedrooms and a bathroom. Front and rear gardens. Off-street parking. EV charge point, solar panels and battery storage. PERSONAL PROPERTY TOUR available online.







LOCATION
Located in central Fife and regarded as a “New Town” Glenrothes has excellent recreational facilities at the Michael Woods Sports centre, including parkland, various sports venues and two golf courses. In recent years it has become a focus for electronics manufacturing, earning it the nickname 'Silicon Glen', after Silicon Valley in the USA. Main shopping facilities are located at the Kingdom Shopping Centre including a multi-screen cinema and bus station. Education is provided through a number of local Primary and Secondary schools. The nearby A92 allows swift access to Edinburgh/Dundee including railway stations at both Thornton and Markinch.

DIRECTIONS
Please contact agent for further information.

HALL
Access is via a UPVC door with opaque double-glazed inlets leading into the lower hallway through the vestibule. Carpeted stairway with a timber balustrade leads to the upper landing. Radiator. Laminate flooring.

LIVING ROOM
17'5" x 11'9" (5.31m x 3.59m)
Bright living room with a double-glazed window to the front. Coving. 2 Radiators. Laminate flooring. Glazed double doors lead to the dining area.

DINING KITCHEN
19'9" x 9'8" (6.02m x 2.95m)
Beautiful dining kitchen comprising: Wall mounted, floor standing units with coordinating worktops and splashbacks. A fixed breakfasting bar provides a social dining space and additional storage below. Integrated appliances include an induction hob, extractor fan, microwave oven, oven/grill and a wine cooler. Space for dining furniture. Double-glazed window to the rear. Coving. Radiator. Laminate flooring. Doorway to the utility room.

UTILITY ROOM
9'8" x 5'4" (2.95m x 1.65m)
Convenient utility room with wall mounted and floor standing units with a stainless steel sink and space for freestanding appliances below. Walk in pantry cupboard provides ample storage space. Double-glazed window to the rear. Radiator. Laminate flooring. UPVC door with opaque double-glazing leads to the rear garden.

BEDROOM 5
17'6" x 8'11" (5.34m x 2.72m)
Downstairs double bedroom with a double-glazed window to the front. Cupboard houses the gas central heating system boiler with additional storage space and houses the solar panel meter. Coving. Radiator. Laminate flooring.

W.C
6'11" x 2'8" (2.11m x 0.83m)
2-piece suite comprising: W.C and a vanity wash hand basin. Opaque double-glazed window to the side. Heated towel rail. Laminate flooring.

UPPER LANDING
Bright upper landing with a double-glazed window to the side. Cupboard provides housing for the hot water tank; additional cupboard provides shelving/hanging/storage space. Hatch to the partially floored roof space accessed via a fixed metal ladder. Radiator. Carpeted.

MASTER BEDROOM
12'6" x 12'0" (3.83m x 3.68m)
Double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM
8'8" x 4'3" (2.65m x 1.31m)
3-piece suite comprising: W.C, wash hand basin and a wet walled shower enclosure with a recessed storage shelf, pivot door and a thermostatic control rainfall shower. Opaque double-glazed window to the side. Radiator. Tiled flooring.

BEDROOM 2
9'7" x 8'11" (2.94m x 2.74m)
Additional double bedroom with a double-glazed window to the front. Built in wardrobe provides shelving/hanging/storage space. Radiator. Laminate flooring.

BEDROOM 3
11'11" x 9'8" (3.65m x 2.96m)
Further double bedroom with a double-glazed window to the rear overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 4
9'8" x 9'4" (2.97m x 2.85m)
Double bedroom with a double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

BATHROOM
6'2" x 3'8" (1.90m x 1.14m)
3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control rainfall shower above. Opaque double-glazed window to the rear. Partially tiled. Radiator. Tiled flooring.

GARDEN
Located on a substantial plot the front garden is laid to lawn with mature hedgerow and shrubs. A monobloc driveway provides off street parking and access to the hard standing at the side of the property with an EV charge point. 2 timber gates lead to the rear garden. The enclosed rear garden is laid to lawn with areas of paving and gravel; a timber decking with a pergola provides an ideal spot for garden furniture to relax and enjoy time in the sun with family and friends. A timber, open sided shelter provides a multipurpose space for adding an outdoor kitchen, seating area or adding a hot tub of your own; equipped with power sockets nearby. A good-sized shed provides ample outdoor storage space.

AGENTS NOTES
Please note that all room sizes are measured approximately to the widest points.

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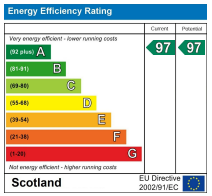


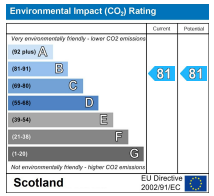
GROUND FLOOR



1ST FLOOR







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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