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MARMEL, MAIN STREET *AUCHTERTOOL, KY2 5TH*





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Marmel, Main Street

A rare find in such a picturesque setting.

Nestled in the charming village of Auchtertool, this stunning detached villa offers a unique opportunity to own a truly magnificent home ideal for those who appreciate the convenience of village life while still being within easy reach of amenities.

Built in 2000, this individually designed property boasts 4 spacious bedrooms, 3 bathrooms and offering a generous 1,421 sq ft of living space spread across two levels, this home is perfect for families of all sizes.

Don't miss out on the opportunity to view this beautiful home and experience the charm and comfort it has to offer.

Contact Colin Jenkins at AMAZING RESULTS Estate Agents today to arrange a viewing and discover the potential of this delightful property in Auchtertool.

Offers Over £269,950



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DESCRIPTION

Upon entering Marmel, you are greeted by a welcoming reception hallway leading to a spacious lounge, perfect for accommodating your favourite furniture pieces. The fully fitted kitchen is a standout feature, complete with top-of-the-line appliances, plumbing for a dishwasher, and a convenient utility cupboard with space for a washing machine and fridge freezer. The stylish island area adds a touch of elegance ideal for culinary enthusiasts, while a door leads out to the rear garden grounds, seamlessly blending indoor and outdoor living.

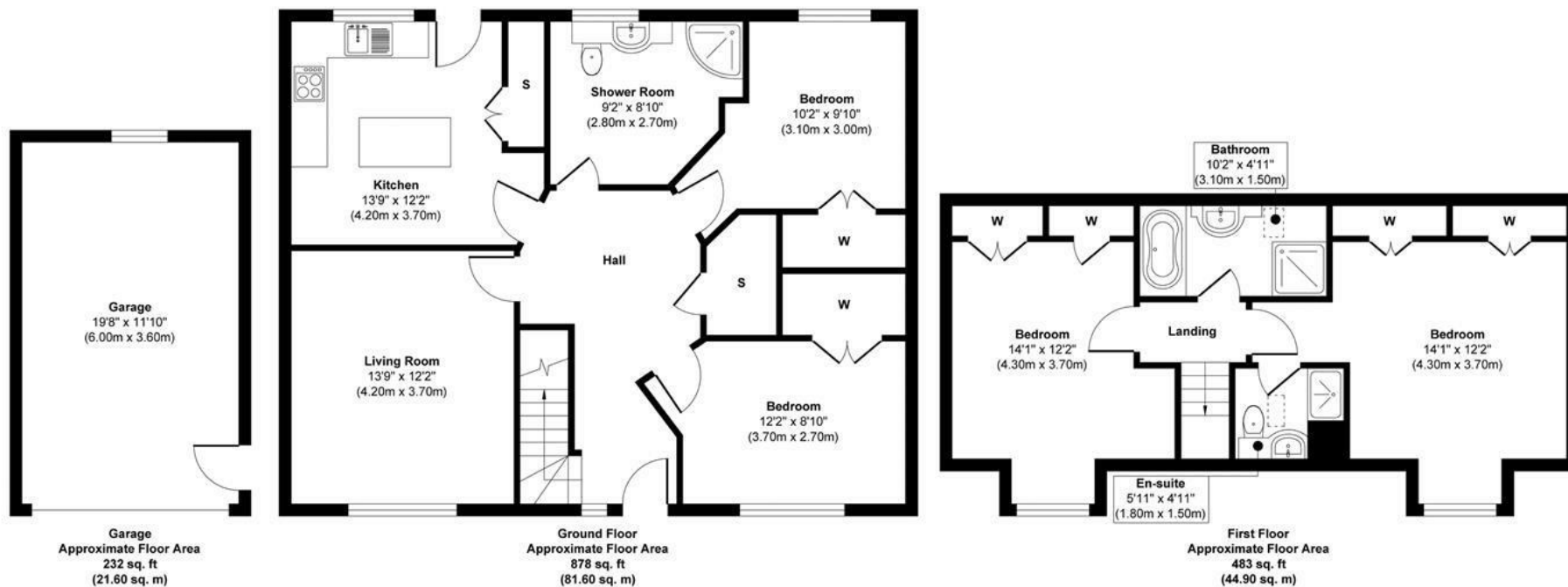
The ground floor is home to two double bedrooms (one presently used as a dining room) with built-in wardrobes and a large family shower room, complete with a separate shower unit. Upstairs, you'll find the master bedroom with an en-suite shower room, another double bedroom with built-in wardrobe, and a modern four-piece bathroom, ensuring ample space for the whole family.

With flexible ground floor accommodation this unique property offers excellent potential for those seeking all-on-the-level living space.

Early viewing is highly recommended to fully appreciate all that this property in the popular village of Auchtertool has in store for you.

Book your viewing today and make this house your home.





Approx. Gross Internal Floor Area 1593 sq. ft / 148.10 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

LOCATION

Auchtertool itself is a gem, with a thriving community and a local primary school just a stone's throw away and it is in the catchment for Balwearie High School. For nature enthusiasts, the surrounding countryside offers endless opportunities for rural walks and exploration. The village hall hosts a variety of community activities, adding to the vibrant atmosphere of this idyllic location.

Conveniently located just 4 miles west of Kirkcaldy with its varied amenities and mainline railway station, residents can enjoy the best of both worlds - the peace of village life and the amenities of a larger town. With easy access to the A92 and M90, commuting to Edinburgh, Dundee, Stirling or Glasgow is a breeze, making this property a perfect choice for those seeking a harmonious balance between work and leisure.

KEY FEATURES

- * Outstanding Detached Family Villa
- * Popular Village Setting
- * Easy Access To M90 & A92
- * Flexible Living Space
- * Welcoming Reception Hall
- * Generous Lounge
- * Stylish Breakfasting Kitchen (Appliances)
- * Master Bedroom With En-Suite Shower Room
- * 3 Further Double Bedrooms
- * Family Bathroom & Shower Room
- * Easily Maintained Enclosed Gardens
- * Substantial Garage & Parking
- * Gas Heating & Double Glazing

GARDENS, GARAGE & PARKING

Externally, the property offers parking for 3 vehicles and beautifully landscaped gardens to the front, side, and rear and features a substantial newly-built garage that will impress all who view! The sunny, easily maintained rear garden, with its chippings and paved patio is perfect for outdoor gatherings and relaxation. External power and water.

EXTRAS

All fitted floor coverings, blinds and integrated kitchen appliances are included in the sale.

INTERESTED IN VIEWING THIS HOME?

Call your local Estate Agent, Colin Jenkins to see this property. Viewing by appointment. 01383 699 000 | 07977 170505.

EXPERT MORTGAGE ADVICE

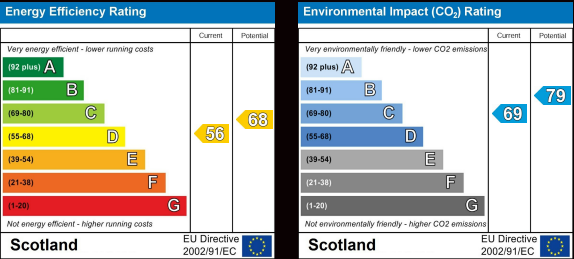
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