

2 WELLPARK TERRACE, CROFT ROAD MARKINCH, KY7 6EG

£77,500
FREEHOLD

Beautiful Traditional Main Door Lower Apartment in prime location for shops, pubs/ restaurants/ cafe & train station. With excellent road links for commuting to Dundee/ Perth/ Edinburgh & beyond. Award Winning Home Sweet Home Sweet Home Estate Agents Fife are delighted to offer for sale a move in condition home in sought after location within Markinch. Comprising: Entrance Hall with high ceiling - Bright Sitting Room - Generous Double Bedroom - Fitted Kitchen - Modern Shower-Room/WC. benefitting from DG- GCH (Worcester boiler with Nest) - EPC D. HOME REPORT £80,000. Externally lovely lawned garden bordered by plants & shrubs with South facing aspect. Timber shed. Shared Bin storage area to side of property. Early Viewing Highly Recommended in order to avoid disappointment.



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2 WELLPARK TERRACE, CROFT

- BEAUTIFUL TRADITIONAL LOWER APARTMENT
- SPACIOUS DOUBLE BEDROOM
- BRIGHT SITTING ROOM
- FITTED KITCHEN & APPLIANCES
- MODERN SHOWER-ROOM/WC
- SOUTH FACING REAR GARDEN
- HOME REPORT £80,000
- IDEAL STARTER/ RETIREMENT HOME
- SOUGHT AFTER LOCATION
- DG- GCH (WORCESTER BOILER) - EPC D



FULL DESCRIPTION

Beautiful Traditional Main Door Lower Apartment in prime location for shops, pubs/ restaurants/ cafe & train station. With excellent road links for commuting to Dundee/ Perth/ Edinburgh & beyond. Award Winning Home Sweet Home Sweet Home Estate Agents Fife are delighted to offer for sale a move in condition home in sought after location within Markinch. Comprising: Entrance Hall with high ceiling - Bright Sitting Room - Generous Double Bedroom - Fitted Kitchen - Modern Shower-Room/WC. benefitting from DG- GCH (Worcester boiler with Nest) - EPC D. HOME REPORT £80,000. Externally lovely lawned garden bordered by plants & shrubs with South facing aspect. Timber shed. Shared Bin storage area to side of property. Early Viewing Highly Recommended in order to avoid disappointment.

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

Freshly presented entrance with high corniced ceiling & detailed architraves. Deep store for cloaks facility houses freezer. Wall mounted Nest heating control. Laminate floor.

SITTING ROOM

Spacious room with feature fireplace, shelved alcove. High corniced ceiling & centre rose. DG window to rear over looks garden & enjoys South facing aspect. Laminate floor.

FITTED KITCHEN

Fitted with range of modern styled wall & base cabinets, wipe clean worktop surface, inset sink. Integrated electric hob, oven, fridge. DG high ceiling. DG window to rear. Plumbing & space for washing machine.

DOUBLE BEDROOM

Good size main double bedroom. High ceiling. 2 Deep store cupboard (1 houses gas meter & other Worcester boiler & fuse box). DG window to rear. Carpet.

MODERN SHOWER-ROOM/WC

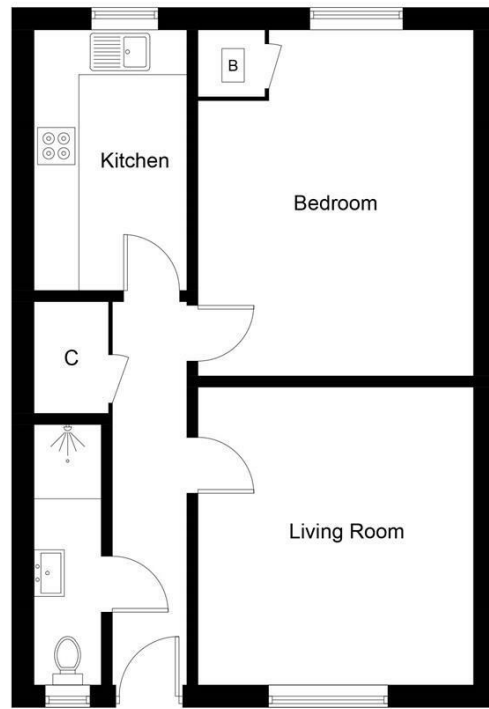
Finished with a modern suite to include large double walk in shower with clear bi-fold screen. Wash hand vanity unit. Low level wc. Frost DG window. Extractor fan.

EXTERNAL

Low maintenance garden mainly laid to lawn, bordered by plants & shrubs with South facing aspect. Timber shed. Shared bin storage area to side of building.

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Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1044927)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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

Home Sweet Home Estate Agents Fife
Sales
86 High Street
Markinch
Fife
KY7 6DQ

01592 725370
info@homesweethomemoves.co.uk
www.homesweethomemoves.co.uk



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