



**229 MUIRFIELD DRIVE**  
**GLENROTHES, KY6 2PY**

**£120,000**  
**FREEHOLD**

STUNNING MID TERRACED VILLA WITH GENEROUS FRONT & PRIVATE SOUTH FACING REAR GARDEN IN SOUGHT AFTER CUL DE SAC. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a Beautiful family home in much loved location in move in condition. First time buyers & young families will love the immaculately presented accommodation comprising : Welcoming Entrance Hall - Generous Lounge/ Diner with Oak doors & dual aspect. Modern Fitted Kitchen - Three Bedrooms ( Two Double) - Modern Bathroom/WC. Benefitting from DG- GCH ( Boiler updated 2018) - EPC C - Floored Loft with ladder/ power & light - HOME REPORT £130,000. Externally low maintenance front garden, Private enclosed south facing rear garden with summerhouse & brick shed. Non Designated parking bays adjacent to rear. Viewing Highly Recommended.



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your local property experts

# 229 MUIRFIELD DRIVE

- STUNNING MID TERRACED VILLA • THREE SPACIOUS BEDROOMS • DG- GCH ( 2018)- EPC C - HOME REPORT £130,000 • GENEROUS LOUNGE/ DINER • MODERN FITTED KITCHEN • MODERN BATHROOM/WC • ENCLOSED GARDENS ( REAR SOUTH FACING) • VIEWING HIGHLY RECOMMENDED • IDEAL STARTER / FAMILY HOME • EXCELLENT CONDITION THROUGHOUT!



## FULL DESCRIPTION

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## GLENROTHES

Glenrothes is one the most successful New Towns created in Scotland with many New technology business based there. Situated adjacent to the A92 Road Network for commuting to Dundee - Perth - Aberdeen - Edinburgh - Glasgow. Train Links Provided @ Markinch Mainline Station & Thornton. Variety of primary Schooling & Secondary Schooling facilities are provided. Local Shopping provided in the Kingdom Centre & various retail outlets. Amenities include 18

Hole Golf Course at Glenrothes Golf Course & Balbirnie Golf Club. Michael Woods Sports Centre provides up to date Sports & Leisure facilities for all tastes.

## ENTRANCE HALLWAY

Freshly presented & welcoming entrance with deep store cupboard. Security door to front garden. Oak glazed door to Lounge/Diner.

## LOUNGE/ DINER

Generously proportioned & beautifully finished with oak glazed hardwood doors. DG windows to front & rear provide a dual aspect. Coved edging. Downlighting. Brushed stainless steel sockets & switches. Fitted carpet.

## FITTED KITCHEN

Fitted with a range of modern wall & base cabinets, wipe clean worktop surface inset sink. Plumbing & space for white goods appliances available by separate negotiation. Integrated Neff 5 Burner Gas hob, Oven, extractor fan. Co-ordinated tiled splashback, brushed stainless steel sockets & switches. DG window to rear. Security door. Coved edging. Downlighting. Shelved alcove with recessed lighting. Laminate floor. Fuse box housed.

## STAIRS TO FIRST FLOOR LANDING

Over sized hatch to loft with folding ladder to floored loft space, power & light.

## MASTER BEDROOM

Generous main double bedroom with elevated views of The Lomond Hills. Wardrobe housed. DG window to front. Downlighting. Coved edging. Fitted carpet.

## BEDROOM 2

Generous second double bedroom with DG window to rear enjoying a South facing aspect. Double wardrobe with double hanging rail. Boiler housed in store cupboard installed 2018. Coved edging. Downlighting. Fitted carpet.

## BEDROOM 3

Bright single bedroom with store cupboard. DG window to front. Downlighting. Coved edging. Fitted carpet.

## MODERN BATHROOM/WC

Comprising bath with over head shower, clear screen. Pedestal wash hand basin. Low level wc. Tiled floor & wall. Frost DG window.

## FRONT GARDEN

Generous fence enclosed garden. Low maintenance features artificial lawn, paved boundary, bordered by plants & shrubs.

## REAR GARDEN

Private fence enclosed south facing garden. Artificial turf, paved patio. Summerhouse/ Brick Shed. External power & light.

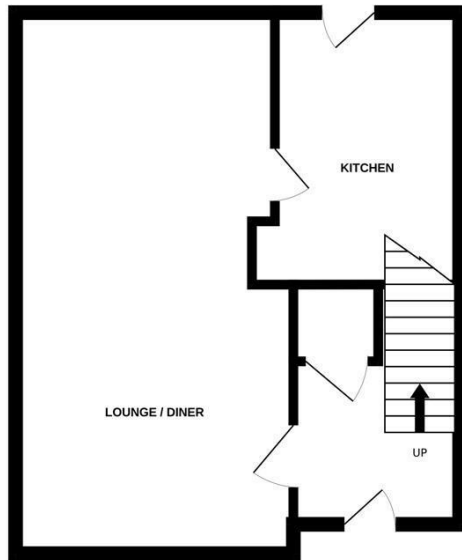
## NON DESIGNATED PARKING BAYS

Situated conveniently to rear of the property.

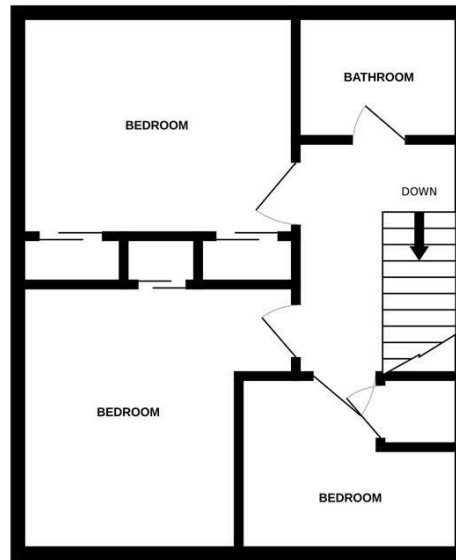
## 229 MUIRFIELD DRIVE



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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