

17 VIEWFORTH MARKINCH, KY7 6NY

£305,000
FREEHOLD

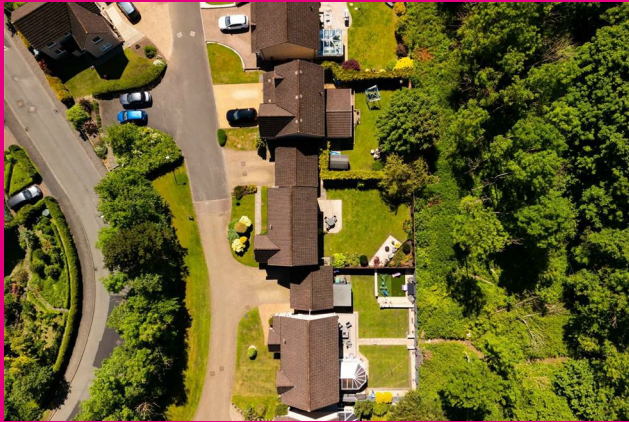
Nestled in the charming area of Tofthill, Markinch, this fabulous modernised detached villa is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms master en-suite, and three bathrooms, this property offers ample space for comfortable living finished to a high standard. As you step inside, you'll be greeted by a bespoke kitchen, a utility room, and a separate WC, all designed to cater to your modern lifestyle needs. The family bathroom is elegantly appointed, while the lounge and dining room open up to the garden, perfect for entertaining guests or simply enjoying a quiet evening in. Parking will never be an issue with space for four vehicles, including a double drive and a double garage. The private enclosed landscaped garden provides a tranquil outdoor space for relaxation with access to bridle path & balbirnie park. With double glazing, gas central heating, and an EPC rating of C, this home ensures both comfort and energy efficiency. The home report values this property at £310,000, offering a fantastic opportunity to own a piece of luxury in this desirable location. Don't miss out on the chance to make this stunning detached villa your new home!



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17 VIEWFORTH

- FABULOUS MODERNISED DETACHED VILLA IN SMALL CUL DE SAC
- FOUR SPACIOUS BEDROOMS MASTER EN-SUITE
- LOUNGE WITH FEATURE FIRE - DINING ROOM LEADS TO GARDEN
- BESPOKE KITCHEN & UTILITY ROOM
- FAMILY BATHROOM & SEP WC
- DOUBLE DRIVE - DOUBLE GARAGE
- DG- GCH - EPC C- HOME REPORT
- £310,000
- TASTEFULLY FINISHED THROUGHOUT TO A HIGH STANDARD
- ACCESS TO BRIDLE PATH & BALBIRNIE PARK
- VIEWING HIGHLY RECOMMENDED



FULL DESCRIPTION

Nestled in the charming area of Toft Hill, Markinch, this fabulous modernised detached villa is a true gem waiting to be discovered accessed via private road. Boasting two reception rooms, four bedrooms master en-suite, and three bathrooms, this property offers ample space for comfortable living finished to a high standard. As you step inside, you'll be greeted by a bespoke kitchen, a utility room, and a separate WC, all designed to cater to your modern lifestyle needs. The family bathroom is elegantly appointed, while the lounge and dining room open up to the garden, perfect for entertaining guests or simply enjoying a quiet evening in. Parking will never be an issue with space for four vehicles, including a double drive and a double garage. The private enclosed landscaped garden provides a tranquil outdoor space for relaxation with access to bridle path & balbirnie park. With double glazing, gas central heating, and an EPC rating of C, this home ensures both comfort and energy efficiency. The home report values this property at £310,000, offering a fantastic opportunity to own a piece of luxury in this desirable location. Don't miss out on the chance to make this stunning detached villa your new home!

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.

RECEPTION HALL

Well appointed leading to all accommodation. Oak internal doors. Chrome sockets & switches. Heating control. Carpet.

LOUNGE

Beautifully finished with focal point Limestone fireplace, inset electric fire newly installed. 2 DG windows to rear frame the landscaped rear garden. Coved ceiling. Chrome sockets & switches. Laminate floor. Oak glazed french doors to Dining room. Flexible flowing space.

DINING ROOM

Versatile space to accommodate a range of furniture. DG patio doors to private rear garden. Coved edging. Chrome sockets & switches. Laminate floor.

BESPOKE KITCHEN

Features a range of bespoke wall & base cabinets, wipe clean Mistral composite worktop, inset sink & mixer tap. Integrated Induction hob, oven, dishwasher, fridge freezer. Chrome sockets & switches. Downlighting. DG window to front. Flows into Utility.

UTILITY ROOM

Finished with similar bespoke cabinets, Mistral worktop surface. DG window to front. Security door.

SEP WC

Well finished with modern low level wc, wash hand vanity unit. Frost DG window. Coved edging. Downlighting.

STAIRS TO FIRST FLOOR LANDING

Store cupboard.

MASTER BEDROOM

Generously proportioned main bedroom with fitted double & single wardrobes. 2 DG windows to rear & 1 to side provide abundance of natural light. Coved edging. Oak wood floor.

EN-SUITE SHOWER-ROOM/WC

Beautifully finished & modernised to a high standard of finish, comprising : Double walk in waterfall shower with separate spray attachment, clear screen. Large wash hand vanity unit. Low level wc. Downlighting. Heated towel radiator. Extractor fan.

BEDROOM 2

Second double bedroom. DG window to rear with woodland aspect. Carpet.

BEDROOM 3

Third double bedroom with loft access. DG window to front with tree lined aspect. Carpet.

BEDROOM 4

Bright single room. DG window to rear with woodland aspect.

FAMILY BATHROOM/WC

Updated by present owner to include separate bath -

shower - wash hand vanity unit - low level wc. Downlighting. Frost DG window. Heated towel radiator.

FRONT GARDEN

Laid to lawn, bordered by established plants & shrubs. Gated access to rear.

DOUBLE DRIVEWAY

Mono block paved providing off street parking for several cars.

DOUBLE GARAGE

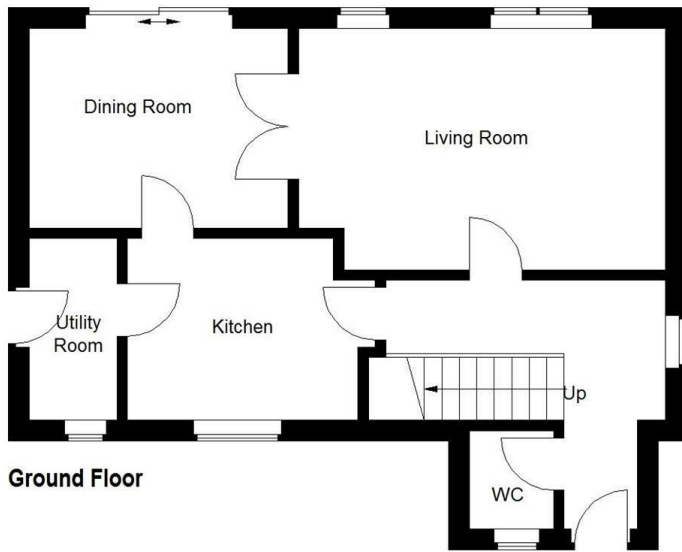
2 Up & over doors. Power, light.

REAR GARDEN

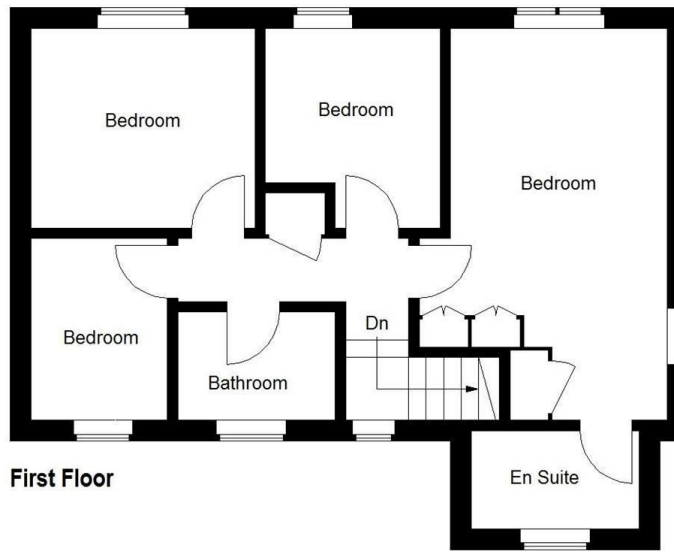
Generous private rear garden with woodland aspect landscaped to feature, large decked terrace, lawn, mature plants, shrubs. Paved sun terraced. Gated access to bridle path & Balbirnie Park.

17 VIEWFORTH





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1088191)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(55-68) D			
(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

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