



16 FORTHARFIELD FREUCHIE, KY15 7JJ

£375,000
FREEHOLD

Nestled in the charming village of Fortharfield, Freuchie, this superb extended detached bungalow is a true gem waiting to be discovered. As you step inside, you are greeted by a welcoming entrance porch & reception hall featuring oak doors & facings, a high-end dining kitchen, complete with integrated appliances & utility room, making it the heart of the home where you can create culinary delights and entertain guests effortlessly with open plan layout with lounge. The property features not just one, but four double bedrooms, two of which are en-suite (master suite with dressing area), ensuring ample space for the whole family or visiting guests. The large lounge is a welcoming space where you can unwind and relax with surround sound speaker system and open plan with kitchen, while the luxury family bathroom provides a touch of indulgence for your daily routines. A floored loft with DG skylight windows , power & light is offered. The bespoke detached garage and large driveway offer off street parking for several vehicles. Situated on a corner plot, this bungalow is truly exceptional and boasts private gardens where you can enjoy the outdoors with outbuilding housing hot tub, store & timber shed. Property further benefits from DG- GCH - EPC C. Viewing highly recommended.



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16 FORTHARFIELD

- FABULOUS EXTENDED DETACHED BUNGALOW CORNER PLOT
- LUXURY/ BESPOKE DETACHED GARAGE & LARGE DRIVEWAY
- 4 DOUBLE BEDROOMS TWO EN-SUITE
- LARGE OPEN PLAN LOUNGE WITH SURROUND SOUND
- STUNNING MODERN DINING KITCHEN & APPLIANCES
- HOT TUB/ OUTBUILDING - STORE & SHED
- FLOORED LOFT - POWER/ LIGHT
- BEAUTIFUL FAMILY BATHROOM/WC
- DG- GCH - EPC C - CCTV
- UPGRADED TO AN EXCEPTIONAL STANDARD



FULL DESCRIPTION

Nestled in the charming village of Fortharfield, Freuchie, this superb extended detached bungalow is a true gem waiting to be discovered. As you step inside, you are greeted by a welcoming entrance porch & reception hall featuring oak doors & facings, a high-end dining kitchen, complete with integrated appliances & utility room, making it the heart of the home where you can create culinary delights and entertain guests effortlessly with open plan layout with lounge. The property features not just one, but four double bedrooms, two of which are en-suite (master suite with dressing area), ensuring ample space for the whole family or visiting guests. The large lounge is a welcoming space where you can unwind and relax with surround sound speaker system and open plan with kitchen, while the luxury family bathroom provides a touch of indulgence for your daily routines. A floored loft with DG skylight windows , power & light is offered. The bespoke detached garage and large driveway offer off street parking for several vehicles. Situated on a corner plot, this bungalow is truly exceptional and boasts private gardens where you can enjoy the outdoors with outbuilding housing hot tub, store & timber shed. Property further benefits from DG-GCH - EPC C. Viewing highly recommended.

LOCATION

The beautiful village of Freuchie is a very desirable location with a thriving community. With excellent commuter links with easy access to the main arterial road networks in East Central Fife, St Andrews, Cupar, Dundee, Edinburgh & beyond. With excellent rail links via mainline rail stations at Ladybank/ Markinch & Cupar.

Freuchie itself offers a range of facilities including nursery & primary school & secondary school catchment at Bell Baxter, Cupar. Bowling Club, Pubs with variety of shops.

ENTRANCE PORCH

DG french doors & DG side panels. Downlighting. Oak facings, oak wood floor. Leads to reception hallway.

RECEPTION HALL

Welcoming & beautifully appointed entrance with oak facings, doors & flooring. 2 Deep store cupboards, one housing entertainment system for Master Bedroom. Chrome sockets & switches. Downlighting. Large hatch access to loft with pull down ladder. Loft floored floored in both sides, power, light, DG sky lighting windows. Ideal to convert to 2 further bedrooms subject to planning permission.

OPEN PLAN LOUNGE

Generously proportioned & beautifully finished providing a stunning entertainment space open plan with kitchen. Surround sound speaker entertainment system. 2 DG windows & large DG skylight window provide natural light. DG french doors to gardens. Downlighting. Chrome sockets & switches.

OPEN PLAN DINING KITCHEN

Featuring a range of modern wall & base cabinets, wipe clean hardwood worktop surface, inset sink & mixer tap. Island with ceramic hob, breakfasting table & chairs. Integrated oven, microwave, american fridge/ freezer. Chrome sockets & switches. Downlighting. Led kickboard lighting. Access to hall & Utility room. Tiled floor. DG window.

UTILITY ROOM

Fitted with modern wall & base cabinets, wipe clean worktop. DG windows. Security door to garden. Worcester boiler housed. Washing machine/ tumble dryer. Downlighting.

MASTER BEDROOM

Well proportioned with bespoke triple mirrored wardrobes. Large DG picture window. Surround sound speaker system. Georgian style ceiling. Feature media wall. Carpet.

DRESSING AREA

Further double wardrobes housing entertainment system for lounge. Tiled floor & wall. Downlighting. DG window.

EN-SUITE SHOWER-ROOM/WC

Beautiful finished suite with double walk in waterfall shower, separate spray attachment. Clear screen. Wash hand vanity unit. Low level wc. Tiled floor & wall. Chrome radiator. Frost DG window. Downlighting.

BEDROOM 2

Generous second double bedroom with fitted triple wardrobes. DG window. Carpet.

EN-SUITE SHOWER-ROOM/WC

Modern double shower with clear screen. Wash hand vanity unit. Low level wc. Tiled floor & wall. Vanity mirror. Frost DG window. Heated towel radiator. Downlighting.

BEDROOM 3

Spacious third double bedroom. DG window. Downlighting. Carpet.

BEDROOM 4

Bright fourth double bedroom, DG window. Carpet.

FAMILY BATHROOM/WC

Stunning modern suite to feature bath, large double drawer vanity unit, coordinating vanity mirror with recessed lighting. Low level wc. Tiled floor & wall. Recessed lit alcove. Frost DG window. Downlighting. Graphite towel radiator. Store cupboard.

EXTERNAL

Deceptively large corner plot fully fence enclosed with various gated access points. Front laid to lawn bordered by established plants, shrubs, trees, providing privacy. Private enclosed rear garden & paths laid with modern block paving, bordered by stone chips. Security lighting. CCTV camera system. Large composite decked sun terrace. External soffit downlighting. Store between garage & hot tub enclosure. Timber shed.

DRIVEWAY

Large modern mono bloc paved driveway provides off street parking for several vehicles.

DETACHED BESPOKE GARAGE

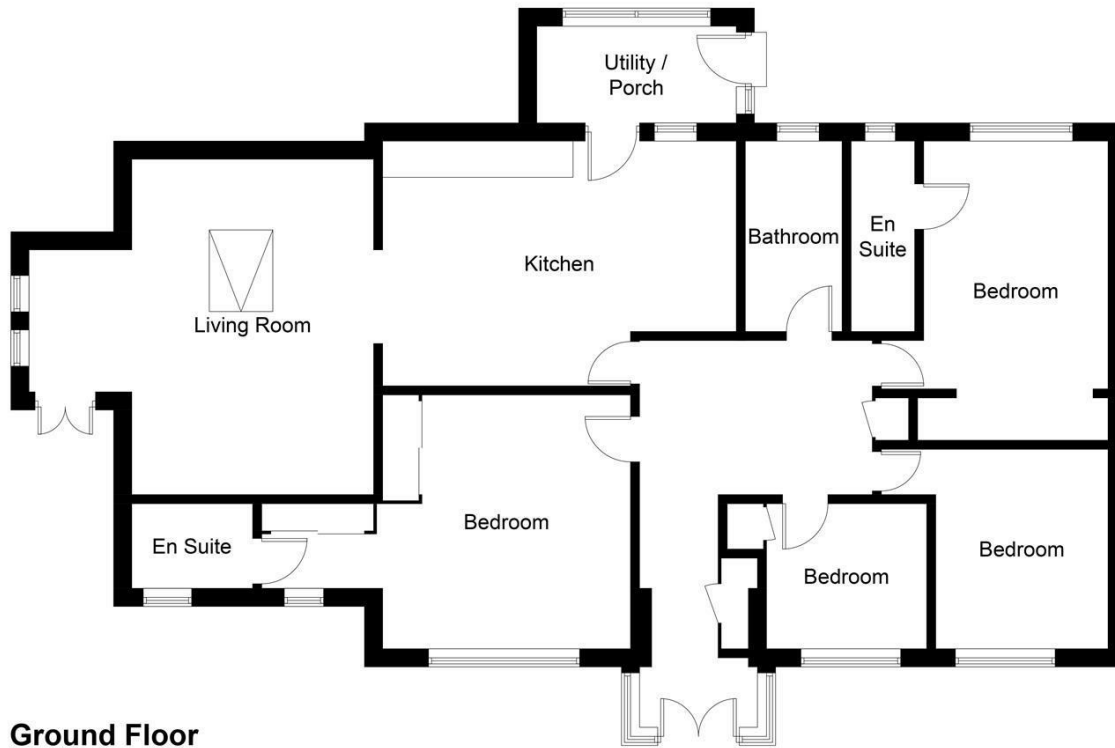
Bespoke detached garage with all the bells & whistles expected to house a luxury car. Recessed lighting, rubberised floor. Fitted cabinetry. Power, Water. Electric door. Electric wall mounted heater.

HOT TUB ENCLOSURE

Versatile outbuilding housing Hot Tub included in the sale. DG skylight window. Downlighting. Power & light. Wall mounted electric heater. Could easily be utilised to a working office/ entertaining space.

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Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107557)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	84
(69-80) C			
(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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