



5 BAINS BRAE STAR OF MARKINCH, KY7 6BT

£335,000
FREEHOLD

Nestled in the charming location to the head of a small private cul de sac, this detached house is a true gem waiting to be discovered. Boasting 2 reception rooms, 5 spacious bedrooms, and 3 bathrooms, this property offers ample space for comfortable living. Built by Andrew Davie Homes with Oak internal finish throughout, this modern property spans across 1,976 sq ft, providing a perfect blend of contemporary design and functionality. The generous lounge is ideal for relaxing evenings, while the modern family bathroom and separate cloakroom add convenience to everyday life. The heart of this home lies in the modern dining/family kitchen, complemented by a utility room for added practicality. With parking space for up to 5 vehicles, a double drive, and a single garage, parking will never be an issue for you or your guests. Additionally, the summerhouse/garden room offers a tranquil space to unwind, overlooking the private enclosed garden - perfect for enjoying the outdoors in peace. Complete with double glazing, gas central heating, and an Energy Performance Certificate rating of C, . With a Home Report value of £350,000.



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5 BAINS BRAE

- BEAUTIFUL & GENEROUS DETACHED VILLA • FIVE DOUBLE BEDROOMS MASTER EN-SUITE • LARGE LOUNGE - MODERN DINING/ FAMILY KITCHEN - UTILITY RM • MODERN FAMILY BATHROOM - SEP CLOAK/WC • DG- GCH - EPC C • HOME REPORT £350,000 • FRONT & REAR GARDENS • DOUBLE DRIVEWAY - SINGLE GARAGE • SUMMERHOUSE/ GARDEN ROOM • OAK FINISH - SITUATED TO END OF SMALL PRIVATE CUL DE SAC



FULL DESCRIPTION

Nestled in the charming location to the head of a small private cul de sac, this detached house is a true gem waiting to be discovered. Boasting 2 reception rooms, 5 spacious bedrooms, and 3 bathrooms, this property offers ample space for comfortable living. Built by Andrew Davie Homes with Oak internal finish throughout, this modern property spans across 1,976 sq ft, providing a perfect blend of contemporary design and functionality. The generous lounge is ideal for relaxing evenings, while the modern family bathroom and separate cloakroom add convenience to everyday life. The heart of this home lies in the modern dining/family kitchen, complemented by a utility room for added practicality. With parking space for up to 5 vehicles, a double drive, and a single garage, parking will never be an issue for you or your guests. Additionally, the summerhouse/garden room offers a tranquil space to unwind, overlooking the private enclosed garden - perfect for enjoying the outdoors in peace. Complete with double glazing, gas central heating, and an Energy Performance Certificate rating of C, . With a Home Report value of £350,000.

LOCATION

The Sheiling is situated within the small popular village of Star, well placed for Primary Schooling, Bus Services & wider array of services in Markinch itself. With stunning walks & outdoor space within close proximity to a number of local Gold Courses.

VESTIBULE

Security door. 2 DG side windows. Oak glazed door to lounge.

LOUNGE

Generous main public room of size to accommodate a range of free standing furniture. 2 DG windows to front, DG window to side. Deep under stairs storage. Coved edging. Oak internal facings & doors. Laminate floor.

MODERN DINING/ FAMILY KITCHEN

Flexible space fitted with modern wall & base cabinets & island. Wipe clean worktop surface. Inset 1.5 sink. Integrated induction hob, double oven. American fridge/ freezer available by separate negotiation. Space to accommodate range of furniture with feature TV wall. 3 DG windows to rear. Coved edging. Downlighting. Laminate floor.

UTILITY ROOM

Wall & base cabinets, wipe clean worktop. Inset sink. Security door to garden & internal access to garage.

INNER HALLWAY

BEDROOM 5/ OFFICE

Bright double bedroom/ office or dining room. 2 DG windows to front. Coved edging. Carpet.

CLOAK/WC

Modern suite to include low level wc, wash hand vanity unit. Extractor fan. Laminate floor.

STAIRS TO FIRST FLOOR LANDING

Store cupboard. Hatch to floored loft.

MASTER BEDROOM

Spacious main double with 2 double mirrored wardrobes. 2 DG windows to front with countryside elevated aspect. DG window to side.

EN-SUITE SHOWER-ROOM

Updated suite to include double shower, wash hand vanity unit. low level wc. Frost DG window. Downlighting. Extractor fan.

BEDROOM 2

Generous second double bedroom with triple mirrored wardrobe. 2 DG windows to front with Falkland hill views. Carpet.

BEDROOM 3

Third double bedroom with double wardrobe. DG skylight window.

BEDROOM 4

Bright fourth double bedroom. 2 DG windows to front.

MODERN FAMILY BATHROOM

Updated suite to include bath with overhead waterfall shower, separate spray attachment, wash hand vanity unit, low level wc. Wet wall splashback. Frost DG window. Chrome towel radiator. Downlighting.

FRONT GARDEN

Laid to lawn, bordered by plants & shrubs.

DOUBLE DRIVEWAY

Mono block paved providing parking for 4 cars. leads to single garage.

SINGLE GARAGE

Single garage with up & over door, internal access from utility. Worcester boiler housed. DG window to rear. Power, light.

REAR GARDEN

Private enclosed garden. Paved patio/ terrace. Lawn to rear & side. Garden shed. Trampoline area.

SUMMERHOUSE/ GARDEN ROOM

Perfect outside entertaining space with double glazed french doors. Power, light, electric heaters.

5 BAINS BRAE



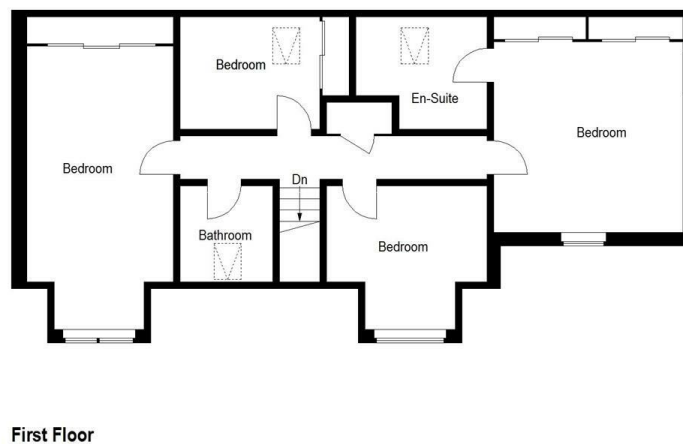
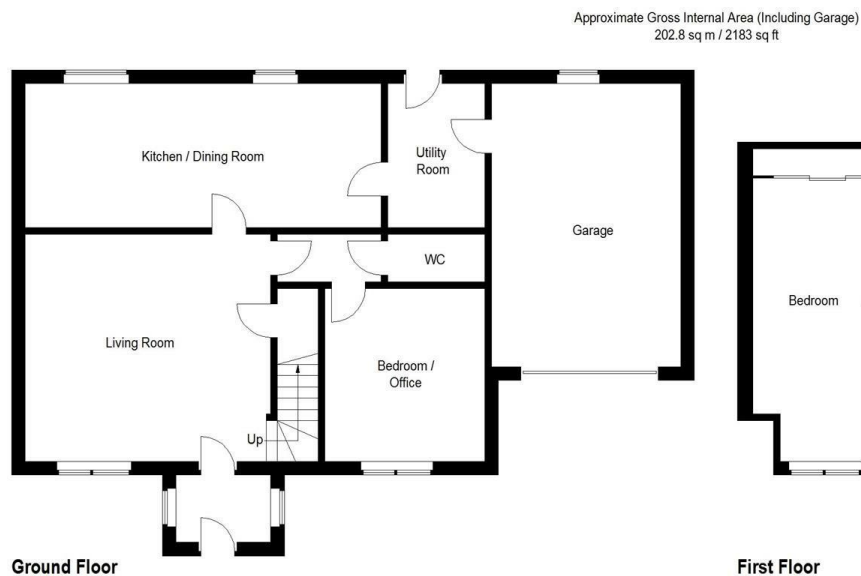


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103129)



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