



3 BALBIRNIE AVENUE MARKINCH, KY7 6BS

£129,995
FREEHOLD

Nestled on the charming Balbirnie Avenue in Markinch, this stunning mid-terraced villa offers a delightful living space with a picturesque tree-lined view. Boasting two generous double bedrooms, a cosy but generous lounge/diner, a modern fitted kitchen, and a sleek bathroom/WC, this property is perfect for those seeking comfort and style. The enclosed gardens provide a private outdoor sanctuary, ideal for relaxing or entertaining guests. Situated close to Balbirnie, this home offers convenience and tranquillity in equal measure. Benefitting from DG- GCH (as well as under floor heating where stated) - EPC C With its inviting interiors and desirable location, this property is a must-see. Book a viewing today to experience the allure of this lovely terraced villa firsthand. Balbirnie Avenue has 24 lined non designated parking spaces and ample street parking. There are no restrictions on this parking - e.g. no time limits and no requirement for permit or payment.



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3 BALBIRNIE AVENUE

- STUNNING MID TERRACED VILLA TREE WITH TREE LINED ASPECT • TWO GENEROUS DOUBLE BEDROOMS • SPACIOUS LOUNGE/ DINER • MODERN FITTED KITCHEN • MODERN FAMILY BATHROOM/WC • ENCLOSED GARDENS • DG- GCH - EPC C - UNDER FLOOR HEATING WHERE NOTED • ADJACENT TO JOHN DIXON/ BALBIRNIE PARKS • SUPERB STARTER HOME • VIEW NOW!



FULL DESCRIPTION

Nestled on the charming Balbirnie Avenue in Markinch, this stunning mid-terraced villa offers a delightful living space with a picturesque tree-lined view. Boasting two generous double bedrooms, a cosy but generous lounge/diner, a modern fitted kitchen, and a sleek bathroom/WC, this property is perfect for those seeking comfort and style. The enclosed gardens provide a private outdoor sanctuary, ideal for relaxing or entertaining guests. Situated close to Balbirnie, this home offers convenience and tranquillity in equal measure. Benefitting from DG- GCH (as well as under floor heating where stated) - EPC C With its inviting interiors and desirable location, this property is a must-see. Book a viewing today to experience the allure of this lovely terraced villa firsthand. Balbirnie Avenue has 24 lined non designated parking spaces and ample street parking. There are no restrictions on this parking - e.g. no time limits and no requirement for permit or payment.

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

Well-appointed entrance features deep under stairs store with light, laminate floor with electric under floor heating (Smart phone control) . Chrome sockets & switches. Security door. Downlighting.

GENEROUS LOUNGE/ DINER

Generously proportioned & beautifully finished with space to accommodate a range of furniture. DG window to front with tree lined aspect & DG window to rear overlooking garden. Chrome sockets & switches. Downlighting. Feature recessed storage running length of room & co-ordinated shelving. Fitted carpet.

FITTED KITCHEN

Well-appointed with range of modern wall & base cabinets, pull out larder. Wipe clean worktop surface, inset sink & mixer tap. Recessed under unit lighting & cabinet lighting. Chrome sockets & switches. Integrated gas hob, oven, fridge freezer. DG window to rear. Security door. Downlighting. Laminate floor with electric under floor heating (Smart phone controlled/ Alexa enabled for lighting & under floor heating) .

STAIRS TO FIRST FLOOR LANDING

Hatch to part floored loft with pull down ladder, light.

BEDROOM 1

Generous main double bedroom with 2 DG windows to front enjoying a tree lined aspect towards Balbirnie

Park. Wardrobe & store cupboard housing boiler.
Chrome sockets & switches. Downlighting. Carpet.

BEDROOM 2

Spacious second double bedroom with double wardrobe. DG window to rear. Downlighting. Chrome sockets & switches. Carpet.

MODERN BATHROOM/WC

Modernized to feature bath with overhead rainfall shower, separate spray attachment, clear screen. Wash hand vanity unit. Low level wc. Tiled wall to ceiling height. Downlighting. Frost DG window. Tiled floor with electric underfloor heat (controlled by smart phone/ Alexa app).

EXTERNAL

Fence enclosed front garden mainly stone chipped, bordered by plants/ shrubs. Short distance to John Dixon & Balbirnie Parks. External power point. Water tap. To rear South facing fence enclosed garden, paved patio, lawn. Brick shed. Outside power point & water tap.

NON DESIGNATED PARKING AREAS

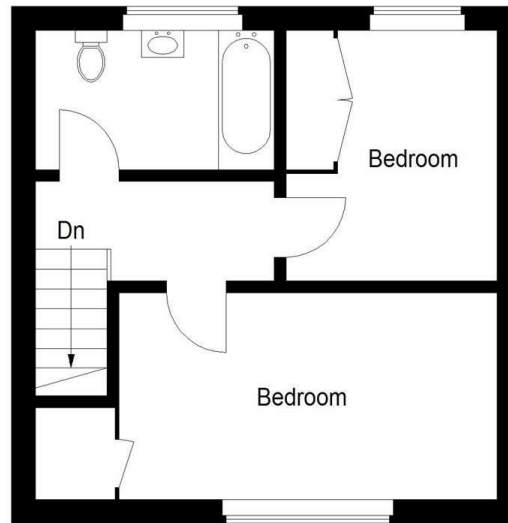
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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122784)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(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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