



24 MILTON BRAE

MILTON OF BALGONIE, KY7 6PN

£179,995
FREEHOLD

New for sale a deceptively spacious extended 3 Double Bedroom End Terraced Cottage in much loved village location with countryside/ Castle aspect. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious family home comprising: Entrance Hall - Bright Sitting Room - Three Double Bedrooms - Modern Fitted Kitchen - Conservatory - Modern Shower-Room/WC. Benefitting from DG- GCH - EPC D - Home Report £200,000. Externally generous enclosed gardens, patios & outdoors space backing onto farmland. Early viewing recommended.



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24 MILTON BRAE

- LOVELY EXTENDED END TERRACED COTTAGE
- THREE DOUBLE BEDROOMS
- DG- GCH - EPC D - HOME REPORT £200,000
- SITTING ROOM - CONSERVATORY/ DINING ROOM
- MODERN FITTED KITCHEN
- MODERN SHOWER-ROOM/WC
- SOUGHT AFTER VILLAGE LOCATION
- COUNTRYSIDE ASPECT/ BALGONIE CASTLE VIEWS
- IDEAL FAMILY HOME
- VIEW NOW!



FULL DESCRIPTION

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LOCATION

This popular village of Milton Of Balgonie is positioned between the villages of Markinch to the West and Windygates to the East and is approximately 2 miles from the larger new town of Glenrothes. The village incorporates Village Hall and a range of traditional and modern style homes with Primary Schooling provided in nearby Coaltown Of Balgonie. The village of Markinch provides a convenient main line train station and easy commuting from the neighbouring A911 to the motorway network and East Neuk.

VESTIBULE

Security door. Laminate floor.

ENTRANCE HALL

Freshly presented 'L' shaped hallway. Stained glass window. Laminate floor.

SITTING ROOM

Spacious main public room. Electric fireplace. Dg window. Laminate floor.

INNER HALL

Security door. Worcester boiler housed in store cupboard.

MODERN SHOWER-ROOM

Modern suite to comprises double shower, wash hand vanity unit, low level wc. Wet wall splashback. Downlighting. Extractor fan. Chrome towel radiator. Tiled floor.

MODERN KITCHEN

Fitted with range of modern wall & base cabinets, wipe clean worktop surface, inset sink. Appliances to include electric hob, oven, washing machine, American style Fridge/ Freezer. Breakfast bar. DG French doors to Conservatory. Tiled floor.

CONSERVATORY/ DINING ROOM

Flexible extension with private garden aspect. 10 DG window units. DG French doors. Tiled floor.

BEDROOM 1

Generous double bedroom with triple mirrored wardrobes. 1 shallow store cupboard & 1 deep store. Rec DG window to front.

STAIRS TO FIRST FLOOR LANDING

DG window.

BEDROOM 2

Well-proportioned second double bedroom with deep

walk-in store, DG window in store & perfect for conversion to upstairs toilet. DG window to front with countryside views & Balgonie Castle. Triple fitted wardrobes.

BEDROOM 3

Bright third double bedroom. DG window to front with open countryside views. Carpet.

EXTERNAL

Wonderful extensive enclosed gardens backing onto farmland at rear. Features large, paved terrace, lawn, plants, shrubs, hedgerow. Further large garden area to rear with 2 timber outbuildings.

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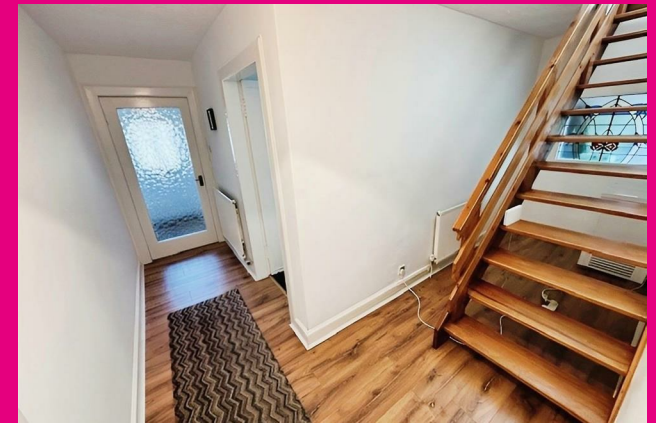




Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1121578)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		59	
(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

Home Sweet Home Estate Agents Fife
 Sales
 86 High Street
 Markinch
 Fife
 KY7 6DQ

01592 725370
 info@homesweethomemoves.co.uk
 www.homesweethomemoves.co.uk

