



## GEORGEFIELD BALBIRNIE STREET MARKINCH, KY7 6DA

£425,000  
FREEHOLD

Nestled on the charming Balbirnie Street in Markinch, this exceptional property offers a unique opportunity to own a piece of history. Dating back to 1890, this pre-1900 semi-detached house exudes character and charm. Spanning an impressive 3,390 sq ft, this special property boasts five/six bedrooms, perfect for a growing family or those who love to host guests. The three bathrooms ensure convenience and comfort for all residents. As you step inside, you are greeted by three inviting reception rooms, one of which features a delightful balcony, ideal for enjoying a morning cup of tea or a quiet evening under the stars. The modern dining kitchen provides the perfect space to create culinary delights and entertain loved ones. One of the standout features of this property is the sweeping driveway, offering easy entry and exit, along with ample parking space for several cars & double garage with electric door. Additionally, the large south-facing garden grounds provide a picturesque setting for outdoor gatherings, gardening enthusiasts, or simply basking in the sun. Further benefitting from DG- GCH - EPC C- Home Report £435,000. Early viewing highly recommended of this very special family home.

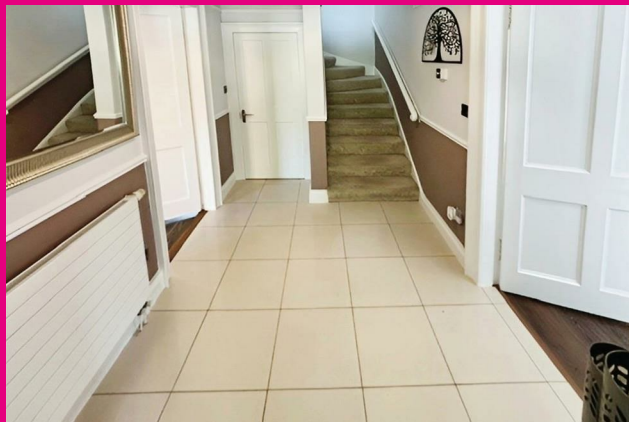


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# GEORGEFIELD BALBIRNIE

- EXCEPTIONAL TRADITIONAL SEMI DETACHED VILLA • 5/6
- DOUBLE BEDROOMS ONE WITH EN-SUITE SHOWER • LARGE
- FAMILY BATHROOM - SHOWERROOM WITH STEAM CABIN & SEP
- WC • LARGE ENTRY/ EXIT SWEEPING DRIVE - DOUBLE
- GARAGE • DG- GCH - EPC C - HOME REPORT
- £435,000 • MODERN DINING KITCHEN • THREE PUBLIC
- ROOMS ONE WITH BALCONY • LARGE PRIVATE SOUTH FACING
- GROUNDS • VIEWING HIGHLY RECOMMENDED • SUPERB

FAMILY HOME



## FULL DESCRIPTION

Nestled on the charming Balbirnie Street in Markinch, this exceptional property offers a unique opportunity to own a piece of history. Dating back to 1890, this pre-1900 semi-detached house exudes character and charm. Spanning an impressive 3,390 sq ft, this special property boasts five/six bedrooms, perfect for a growing family or those who love to host guests. The three bathrooms ensure convenience and comfort for all residents. As you step inside, you are greeted by three inviting reception rooms, one of which features a delightful balcony, ideal for enjoying a morning cup of tea or a quiet evening under the stars. The modern dining kitchen provides the perfect space to create culinary delights and entertain loved ones. One of the standout features of this property is the sweeping driveway, offering easy entry and exit, along with ample parking space for several cars & double garage with electric door. Additionally, the large south-facing garden grounds provide a picturesque setting for outdoor gatherings, gardening enthusiasts, or simply basking in the sun. Further benefitting from DG-GCH - EPC C- Home Report £435,000. Early viewing highly recommended of this very special family 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.

## PORCH

Security door. 5 DG windows. Built in storage & cloak facility. Tiled floor.

## ENTRANCE HALL

Freshly presented leading to all accommodation over 2 levels. High corniced ceiling. Tiled floor.

## SEP WC

Low level wc. Modern circular basin. Extractor fan. Tiled floor & wall.

## LOUNGE

Generous public room with dual aspect. DG window to front. DG French doors to rear. High corniced ceiling. Gas fire. Laminate floor.

## BEDROOM 1

Spacious double bedroom. Dual aspect with Dg window to front & 3 DG windows to rear. High corniced ceiling. Loft access. Laminate floor. Bedroom features a walk in Mira shower with light & extractor.

## DINING ROOM

Sizeable formal dining linking with kitchen. Feature multi fuel fireplace. High corniced ceiling. Graphite slim radiator. Shelved recess. DG window to front. Laminate floor.

## MODERN DINING KITCHEN

Fitted with range of modern wall & base cabinets with recessed lighting. Wipe clean worktop surface. Inset sink & mixer tap. Integrated 5 burner Induction hob, Neff double oven. American fridge/ freezer, dishwasher, wine fridge. Slim graphite radiator. Downlighting. DG window to rear. DG French doors to garden.

## INNER HALLWAY

Graphite radiator. Second staircase to upper level.

### OFFICE/ BEDROOM 6

Flexible ideal office or bedroom 6 with utility area concealed behind bi-fold doors, housing heating system. 2 DG windows to front. Internal access to garage.

### MAIN STAIRCASE TO FIRST FLOOR LANDING

Hatch to loft. Pull down ladder.

### BEDROOM 2

Bright second double bedroom. Dual aspect. DG windows to front & rear. High corniced ceiling. Working shutters.

### BEDROOM 3

Good size third double bedroom. DG window to front. Double wardrobe. High corniced ceiling. Working shutters. Carpet.

### SHOWER-ROOM/WC

Features steam cabin with body jets and seat. Dual vanity unit. Low level wc. Vanity mirror. Downlighting. Tiled floor & wall. Coil effect radiator. Frost DG window.

### FAMILY ROOM/ LOUNGE 2

Bright room with DG French doors leading onto balcony with wrought iron railing & south facing aspect. Corniced ceiling.

### FAMILY BATHROOM/WC

Modern suite with large body jet shower console, stand-alone jacuzzi spa bath, large vanity unit & mirror. Frost DG window. Downlighting. Extractor fan. Tiled floor.

### BEDROOM 4

Substantial fourth bedroom with fitted mirrored wardrobes on 2 sides. 3 DG windows to rear. Carpet.

### BEDROOM 5

Spacious fifth double bedroom. DG window to front. Triple mirrored wardrobes. Downlighting. Carpet.

### EXTERNAL

Low maintenance walled front garden. To rear expansive private enclosed gardens with south facing aspect. Lawn bounded by hedgerow, plants & shrubs. Security lighting. Timber outbuilding for storage.

### SWEEPING DRIVEWAY

Provides off street parking for several cars with entry & exits.

### DOUBLE GARAGE

Double garage with electric door, internal access. Power & light.

## GEORGEFIELD BALBIRNIE



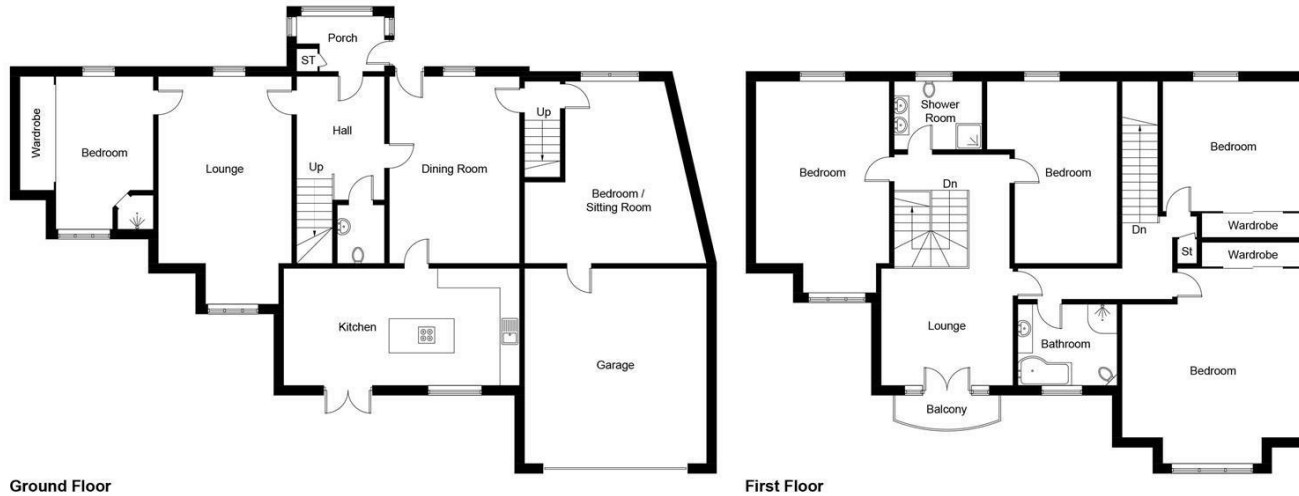


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1121899)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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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