

## 14 BALGONIE ROAD MARKNCH, KY7 6AQ

£170,000  
FREEHOLD

New for sale a Beautiful Traditional Semi-Detached Villa modernised throughout whilst retaining its charm & character. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a move in condition home adjacent to Train Station comprising Vestibule - Entrance Hall - Living Room - Three Bedrooms - Modern Fitted Kitchen - Modern Shower-Room/WC. Benefitting from DG- GCH - EPC E - Home Report £185,000. Externally walled front garden. To rear a generous landscaped enclosed garden with access to Basement running length/ width of property with power, light, housing boiler. Viewing Highly Recommended.



**home sweet home**  
estate agents  
your local property experts

# 14 BALGONIE ROAD

- BEAUTIFUL BAY WINDOW SEMI DETACHED VILLA • THREE BEDROOMS • DG- GCH - EPC E • HOME REPORT £185,000 • LARGE ENCLOSED GARDEN • BASEMENT • BAY WINDOW SITTING ROOM/ BEDROOM 3 • BRIGHT LIVING ROOM - MODERN FITTED KITCHEN • MODERN SHOWER-ROOM/WC • PERFECT FOR THE COMMUTER



## FULL DESCRIPTION

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## 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.

## VESTIBULE

Security door. Corniced ceiling.

## ENTRANCE HALLWAY

Well presented with high corniced ceiling.

## BEDROOM 3/ SITTING ROOM

Bright & flexible room that could be utilised as third bedroom or second public room. Feature DG Bay

window to front. High corniced ceiling & dado rail. Gas fire. Shelved recess.

## LIVING ROOM

Spacious main public room adjacent to kitchen. High corniced ceiling. & dado rail. DG window to rear Shelved store.

## FITTED KITCHEN

Fitted with modern wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Electric cooker, fridge freezer, washing machine. DG window to rear. Security door.

## MODERN SHOWER-ROOM/WC

Features a modern suite to include double corner shower run off the mains, clear screens. Wash hand vanity unit. Tiled floor & wall. Frost DG window. Chrome towel radiator.

## STAIRS TO FIRST FLOOR LANDING

Feature ornate staircase. DG window. Loft access.

## BEDROOM 1

Generous main double bedroom with triple wardrobes running width of room. DG Bay Window to front.

## BEDROOM 2

Bright single room. DG window to front.

## FRONT GARDEN

Walled front garden with feature mono block paved path leading to rear.

## REAR GARDEN

Generous landscaped/ mature garden with large paved terrace. Lawn, bordered by established plants/ shrubs. Access to basement.

## BASEMENT

Externally access housing boiler with power & light with full access to sub floor of property.

## 14 BALGONIE ROAD



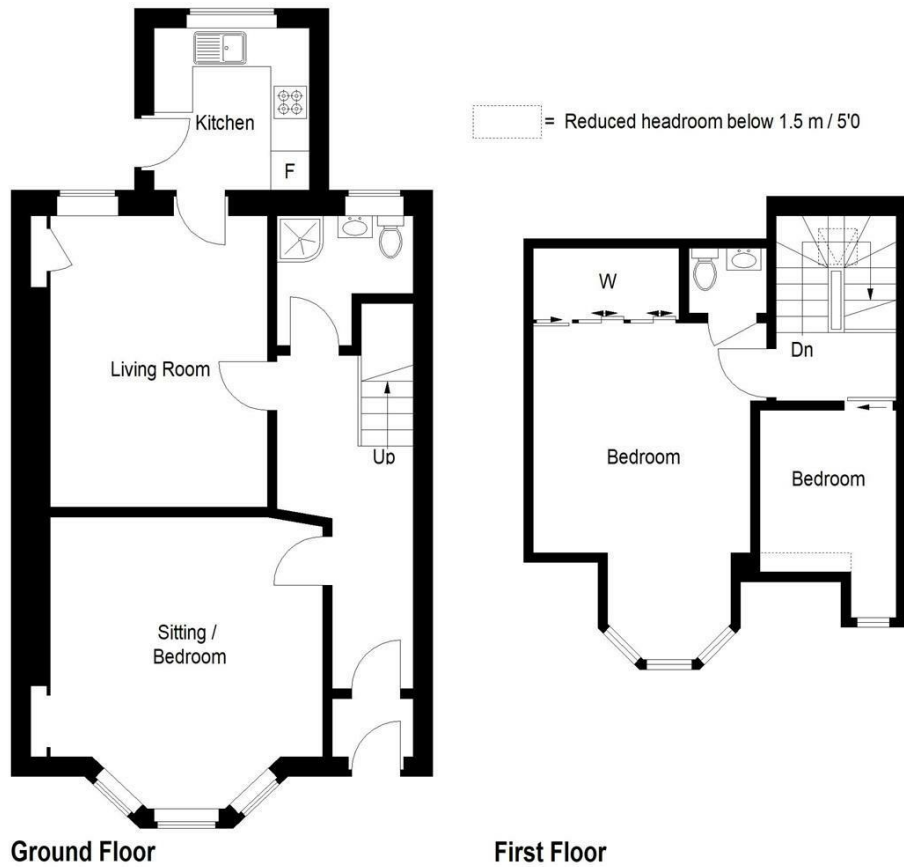


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1124854)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
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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