



4 HENDERSON PLACE KIRK WYND GLENROTHES, KY7 6DR

£245,000
FREEHOLD

New for sale a superb Traditional Semi-Detached Cottage with generous south facing garden in prime central location. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a special beautifully maintained family home with charm & character footsteps from the historic parish church in a quiet setting. Comprising Spacious Open Plan Dining Room & Lounge - Modern Fitted Kitchen - Three Well Presented Bedrooms - Modern 4-piece Family Bathroom/WC. Externally tucked away with South facing aspect a generous enclosed garden with feature terrace. Early Viewing Highly Recommended. Further benefitting from DG- GCH - EPC D. View Now!



home sweet home
estate agents
your local property experts

4 HENDERSON PLACE KIRK

• SUPERB TRADIATIONAL SEMI DETACHED COTTAGE • GENEROUS SOUTH FACING GARDEN • THREE SPACIOUS BEDROOMS • MODERN FITTED KITCHEN • GENEROUS OPEN PLAN DINING ROOM & LOUNGE • 4 PIECE FAMILY BATHROOM/WC • DG- GCH - EPC D • SITUATED ON THE FOOTSTEPS OF HISTORIC PARISH CHURCH • VIEWING RECOMMENDED • HOME REPORT



FULL DESCRIPTION

New for sale a superb Traditional Semi-Detached Cottage with generous south facing garden in prime central location. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a special beautifully maintained family home with charm & character only footsteps from the historic parish church in a quiet and peaceful setting. Comprising Spacious Open Plan Dining Room & Lounge - Modern Fitted Kitchen - Three Well Presented Bedrooms - Modern 4-piece Family Bathroom/WC. Externally tucked away with South facing aspect a generous enclosed garden with feature terrace. Early Viewing Highly Recommended. Further benefitting from DG-GCH - EPC D. View Now!

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.

OPEN PLAN DINING ROOM

Generous & well-presented dining room open plan with lounge, with feature staircase to upper level. High coved ceiling. Downlighting. Wood floor.

LOUNGE

Beautifully presented & flexible space with DG French doors to feature decked terrace with glass screening. Coved edging. Downlighting. Wood floor.

MODERN FITTED KITCHEN

Fitted with range of modern wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Integrated Induction hob, oven, dishwasher, washing machine. Chrome sockets & switches. Downlighting. Security doors to front & rear. Wood flooring.

BEDROOM 2

Spacious double bedroom DG window with storage beneath. Coved ceiling. Wood flooring.

BEDROOM 3

Cute single bedroom able to accommodate a junior double bed. DG skylight window. Wood flooring.

4 PIECE FAMILY BATHROOM/WC

Modern suite to include bath, large double shower, wash hand basin, low level wc. Tiled floor & wall. Downlighting. Frost DG window.

STAIRS TO FIRST FLOOR

Beautiful feature staircase with double store on landing. DG window & DG skylight.

MASTER BEDROOM

Well-proportioned main double bedroom with double wardrobe & eaves store. 2 DG skylight windows provide aspect to Parish Church to North & elevated Markinch aspect to South. Downlighting. Carpet.

EXTERNAL

The cottage is tucked just off Kirk Wynd leading to generous enclosed rear garden with summerhouse & large shed. Features raised terrace with glass

screening. Paved patio, lawn, bordered by plants/
shrubs which will bloom in Springtime.

4 HENDERSON PLACE KIRK





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1161065)



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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