



74 MAIN STREET COALTOWN OF BALGONIE, KY7 6HX

£210,000
FREEHOLD

UNEXPECTEDLY BACK ON THE MARKET

Another opportunity to view this Traditional Extended End Terraced House with large South Facing Garden & Driveway in much loved Village location ideal for a growing family close to school, bus/ rail & road network and Primary School. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale this smart family home comprising: Sun Lounge - Open Plan Sitting Room & Modern Fitted Kitchen - Three Double Bedrooms - Bathroom & Shower-Room. Benefitting from DG- GCH - EPC D. Externally large south facing enclosed garden, 2 sheds & Garden Room/ Home Office (Formerly the Garage). Hot Tub available by separate negotiation. HOME REPORT £225,000. View Now!



home sweet home
estate agents
your local property experts

74 MAIN STREET

• BEAUTIFUL EXTENDED END TERRACED VILLA • THREE
DOUBLE BEDROOMS • LARGE SOUTH FACIG GARDEN - GARDEN
RM/ HOME OFFICE • OPEN PLAN LOUNGE & MODERN
KITCHEN • MODERN BATHROOM & SHOWER-ROOM • DG-
GCH - EPC D - HOME REPORT £225,000 • DRIVEWAY - HOT
TUB BY SEPARATE NEGOTIATION • SUPERB FAMILY
HOME • SOUGHT AFTER VILLAGE LOCATION • VIEWING
HIGHLY RECOMMENDED



FULL DESCRIPTION

New for sale a Traditional Extended End Terraced House with large South Facing Garden & Driveway in much loved Village location ideal for a growing family close to school, bus/ rail & road network and Primary School. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale this smart family home comprising: Sun Lounge - Open Plan Sitting Room & Modern Fitted Kitchen - Three Double Bedrooms - Bathroom & Shower-Room. Benefitting from DG- GCH - EPC D. Externally large south facing enclosed garden, 2 sheds & Garden Room/ Home Office (Formerly the Garage). Hot Tub available by separate negotiation. HOME REPORT £225,000. View Now!

LOCATION

Coaltown Of Balgonie is a Beautiful small village in Central Fife ideally placed for the Commuter via the A92 Road Network throughout Fife, Dundee with the M90 providing ease of access to Edinburgh, Glasgow & beyond. Mainline Bus route is offered from the Main Street. Rail Links provided at Markinch (Mainline) & Thornton With Glenrothes. The village itself boasts a well regarded Primary School, Local Shop with Post Office, Village Hall, Bowling Club & King George The V Park, Home of Balgonie Scotia Football Team. Secondary Schooling Offered in Glenrothes @ Auchmuty High School. Coaltown offers many walking routes for outdoors enthusiasts.

SUN LOUNGE

Versatile second sitting room with South facing garden aspect. DG windows. DG French doors to decked terrace. Tiled floor. DG French doors to Sitting Room/ Kitchen.

OPEN PLAN SITTING ROOM

Freshly presented with feature multi fuel fireplace and floating timber mantle. Downlighting. Slim graphite radiators. Wood floor.

OPEN PLAN KITCHEN

Fitted with range of modern wall & base cabinets, wipe clean hardwood worktop surface. Inset sink. Integrated electric hob, oven, fridge freezer and dishwasher DG window. Extractor fan. Tiled floor. Loft access.

MODERN BATHROOM

Modern suite to include corner bath with overhead Mira shower, wash hand vanity unit, low level wc. Frost DG window. Chrome towel radiator. Tiled floor. Extractor fan.

BEDROOM 1

Good size double bedroom with fitted wardrobes running length of room. DG window. to front. Wood floor.

STAIRS TO FIRST FLOOR

Wooden risers with LED low level lighting. DG window. Downlighting.

BEDROOM 2

Bright second double bedroom. Wardrobe & eaves storage. DG window with South facing aspect. Wood floor.

BEDROOM 3

Third double bedroom. DG window with South facing aspect. Laminate floor.

SHOWER-ROOM

Modern suite to include double shower, wash hand vanity unit, low level wc. Wet wall splashback. Tiled floor. Extractor fan.

REAR GARDEN

Generous private enclosed garden with South facing aspect. Large decked terrace, lawn, playhouse, 2 sheds. Hot Tub by separate negotiation. Security lighting, power points.

DRIVE

Gated drive.

GARDEN ROOM/ HOME OFFICE

Formerly the garage providing a versatile space with power, light. DG French doors.

74 MAIN STREET



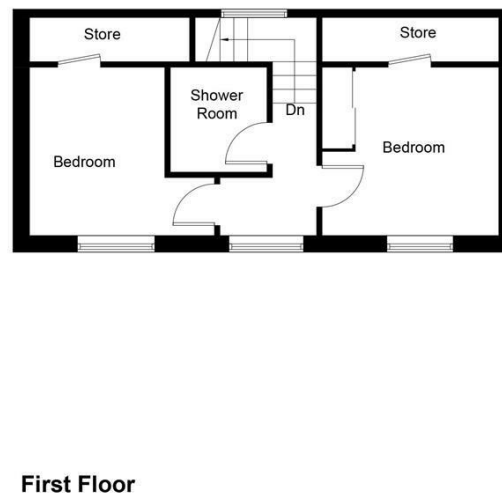
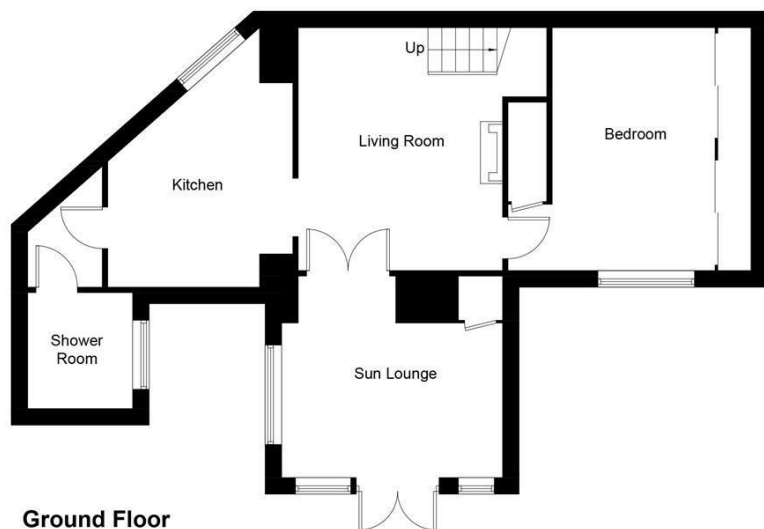


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1163667)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(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

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