



## 3 RONALD PATON CRESCENT MARKINCH, KY7 6ZY

**£225,000**  
**FREEHOLD**

New for sale a Modern Detached Villa 'The Kearn By Persimmon Homes 2023' offering a spacious energy efficient family home in a super private development. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a spacious family home comprising: Entrance Hall ( with internal Grage access) - Bright Lounge- Modern Dining Kitchen- Three Bedrooms Master En-En-Suite - Family Bathroom & Sep WC. Benefitting from DG - GCH - EPC B - Home Report £235,000 - NHBC GUARANTEE - Solar Panels. Externally double drive, single garage & generous fence enclosed landscaped rear garden. View Now!



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your local property experts

# 3 RONALD PATON CRESCENT

• MODERN DETACHED VILLA ' THE KEARN BY  
PERSIMMON' • THREE BEDROOMS MASTER EN-  
SUITE • DG - GCH - EPC B - HOME REPORT  
£235,000 • BRIGHT LOUNGE • GENEROUS MODERN  
DINING KITCHEN • DOUBLE DRIVE- SINGLE  
GARAGE • LANDSCAPED REAR GARDEN • MODERN  
BATHROOM & SEP WC • SUPER ENERGY EFFICIENT  
FAMILY HOME BUILT 2023 • VIEW NOW!



## FULL DESCRIPTION

New for sale a Modern Detached Villa ' The Kearn By Persimmon Homes 2023' offering a spacious energy efficient family home in a super private development. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a spacious family home comprising: Entrance Hall ( with internal Grage access) - Bright Lounge- Modern Dining Kitchen- Three Bedrooms Master En-En-Suite - Family Bathroom & Sep WC. Benefitting from DG - GCH - EPC B - Home Report £235,000 - NHBC GUARANTEE - Solar Panels. Externally double drive, single garage & generous fence enclosed landscaped rear garden. View Now!

## LOCATION

West Mill forms part of a new build development built by Persimmon Homes. The historic town of Markinch boats 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.

## ENTRANCE HALL

Security door. Internal access added by present owners to garage. Laminate floor.

## LOUNGE

Bright public room with South facing aspect. DG windows to front with fitted blinds. Heating control. Laminate floor.

## MODERN DINING KITCHEN

Beautifully presented running width of house to rear overlooking landscaped gardens. Modern wall & base cabinets, wipe clean worktop, inset sink & mixer tap. Integrated gas hob, oven, fridge/ freezer, dishwasher/ washing machine. Boiler housed. DG window to rear. DG French doors to garden. Laminate floor.

## SEP WC

Low level wc, wash hand basin. Extractor fan. Laminate floor.

## STAIRS TO FIRST FLOOR LANDING

Loft access. Store cupboard.

## MASTER BEDROOM

Spacious main double bedroom with recess for fitted wardrobes of free standing. DG window to front with South facing aspect. Fitted Blind. Carpet.

## EN-SUITE SHOWER-ROOM

Features double walk-in shower with clear screen. Wash hand basin. Low level wc. Tiled splashback. Frost DG window. Fitted blind. Extractor fan. Store cupboard.

## BEDROOM 2

Bright second double bedroom with recess to accommodate either fitted of free-standing wardrobes. DG window to rear. Fitted blind. Carpet.

## BEDROOM 3

Bright versatile 3rd bedroom with recess for either



fitted or free-standing furniture. DG window to rear.  
Fitted blind. Carpet.

#### **FAMILY BATHROOM**

Modern suite to include bath, wash hand basin, low level wc. Half wall tiled splashback. Frost DG window. Fitted blind. Extractor fan.

#### **EXTERNAL**

Lawned front garden with gated access to rear.  
Fence enclosed rear garden landscaped with feature patio/ terrace, lawn. Water tap.

#### **DOUBLE DRIVEWAY**

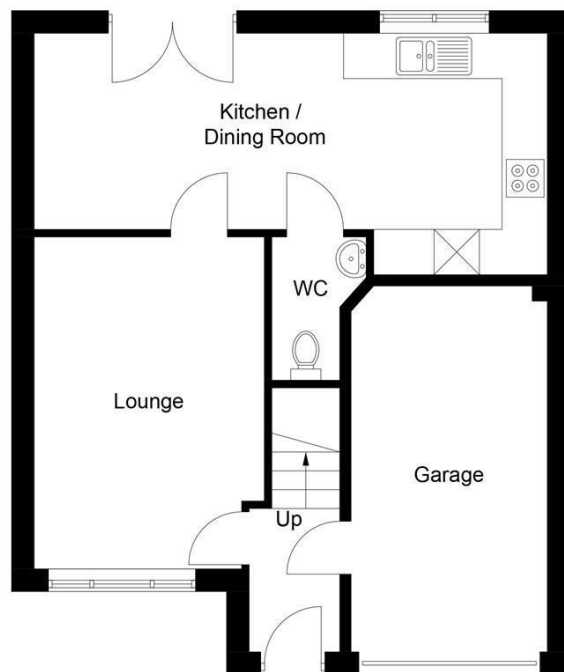
Provides off street parking for 2 cars.

#### **SINGLE GARAGE**

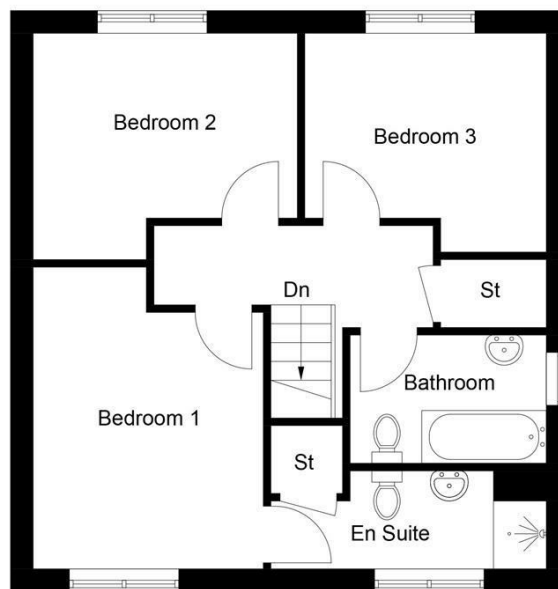
Single integral garage with access from internal hall.  
Up & over door, power, light.

## **3 RONALD PATON CRESCENT**



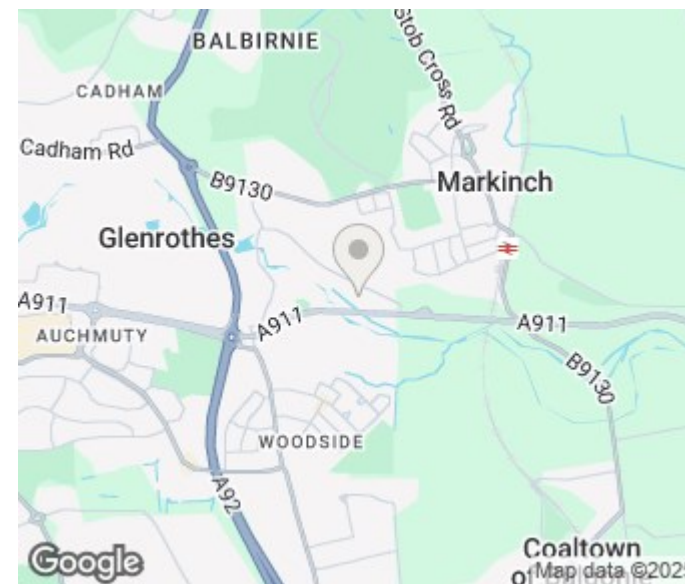


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170308)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (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

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

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

