



9 DUNEDIN PLACE MARKINCH, KY7 6BP

£215,000
FREEHOLD

New for sale a Beautiful Modernised throughout Detached Villa in sought after location perfect for families close to Balbirnie Park & centre of Markinch. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a Stunning family home updated throughout to comprise Entrance Hall - Spacious Lounge / Diner wood/coal burning fireplace - Modern Breakfasting Kitchen with Appliances & Separate Utility Room - Three Bedrooms - Modern Family Bathroom. Benefitting from DG (installed 2024) GCH (Worcester Boiler) - EPC C - HOME REPORT £220,000. Externally front garden ideal to install driveway subject planning & enclosed rear garden with recently built Garden room & wood store. View Now!



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9 DUNEDIN PLACE

• BEAUTIFUL DETACHED VILLA CLOSE TO BALBIRNIE • DG (installed 2024) GCH (Worcester Boiler) - EPC C • HOME REPORT £220,000 • THREE BEDROOMS - LOUNGE/ DINER WITH WOOD BURNER • MODERN BREAKFASTING KITCHEN & APPLIANCES • MODERN FAMILY BATHROOM • ENCLOSED GARDEN WITH GARDEN ROOM/ WOOD STORE • SUPERB FAMILY HOME • MODERNISED THROUGHOUT • VIEW NOW!



FULL DESCRIPTION

New for sale a Beautiful Modernised throughout Detached Villa in sought after location perfect for families close to Balbirnie Park & centre of Markinch. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a Stunning family home updated throughout to comprise Entrance Hall - Spacious Lounge / Diner wood/coal burning fireplace - Modern Breakfasting Kitchen with Appliances & Separate Utility Room - Three Bedrooms - Modern Family Bathroom. Benefitting from DG (installed 2024) GCH (Worcester Boiler) - EPC C - HOME REPORT £220,000. Externally front garden ideal to install driveway subject planning & enclosed rear garden with recently built Garden room & wood store. 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.

ENTRANCE HALL

Welcoming entrance with newly installed 2024 Composite security door & obscured glass side panels. Downlighting. Laminate floor.

LOUNGE/ DINER

Generously proportioned main public room linking hall

& kitchen. Space for range of free-standing furniture. DG windows to front & rear. Focal wood/ coal burning fireplace with floating mantle. Downlighting. Shelved alcove. Laminate floor.

MODERN BREAKFASTING KITCHEN

Modernised to feature a range of modern wall & base cabinets, wipe clean worktop surface, inset 1.5 sink. Appliances to include Range Cooker - American Fridge Freezer - Microwave. DG windows with obscured glass. Chrome sockets/ switches. Under stairs storage. Downlighting. Security door. Graphite slim radiator.

UTILITY ROOM

Base store with worktop & sink. Plumbed for white goods. Deep walk-in store.

STAIRS TO FIRST FLOOR LANDING

Hatch to loft. DG window. Worcester boiler housed in store.

BEDROOM 1

Generous main double bedroom with double wardrobe. Coved edging. Downlighting. Laminate floor.

BEDROOM 2

Spacious second double bedroom. DG window to front. Coved edging. Downlighting. Laminate floor.

BEDROOM 3

Bright third bedroom with single wardrobe. DG window to rear. Coved edging. Downlighting. Laminate floor.

MODERN FAMILY BATHROOM/WC

Updated to feature bath with overhead waterfall shower, separate spray attachment, glass screen all with black trim. Wash hand vanity unit. Low level wc. Frost DG window. Downlighting. Graphite towel radiator. Tiled floor.

EXTERNAL

Low maintenance front garden with sitting area. Ideal to install driveway subject to planning. Enclosed rear garden with South/ West aspect fully mono blocked. Recently built garden room with DG French doors, adjacent shed & wood store.

GARDEN ROOM

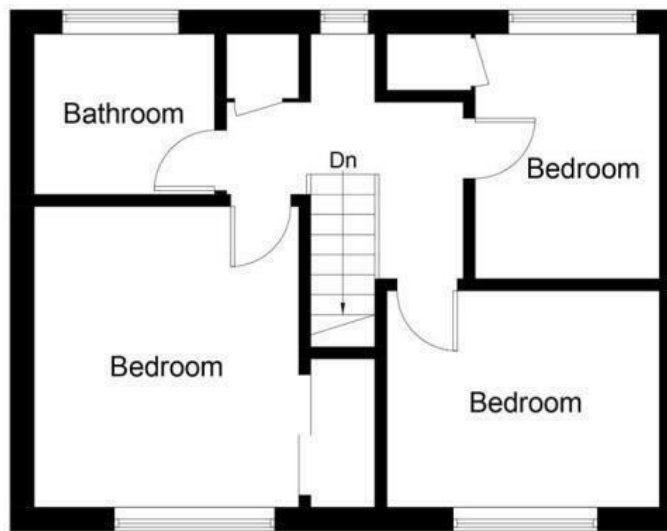
DG French doors recently built.

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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 431823)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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