

13 VIEWFORTH MARKINCH, KY7 6NY

£299,995
FREEHOLD

New for sale a Beautiful Extended & Flexible Detached Villa with many eye-catching features in sought after private residential development ideally suited to growing families. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market an impressive & spacious family home comprising: Canopied Entrance - Vestibule - Entrance Hall - Lounge with media wall & vaulted ceiling - Sun Room with garden aspect - Dining Room - Family Room/ Bedroom 5 - Modern Breakfasting Kitchen - Utility Room - Four Bedrooms Master En-Suite Bathroom with Dressing Area - Bedroom 2 with Parisian Balcony - Bedroom 4 features French doors good size balcony to sit on - Modern Shower-Room & Sep WC. Benefitting from DG- GCH - EPC C - HOME REPORT £310,000. Externally double drive leads to double garage. To rear beautifully maintained & landscaped gardens with various sitting areas & private tree lined aspect. View Now!



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estate agents
your local property experts

13 VIEWFORTH

• EXTENDED DETACHED VILLA WITH MANY FEATURES • DG-
GCH - EPC C - HOME REPORT £310,000 • 4/5 BEDROOMS
MASTER EN-SUITE BATHROOM • SUN ROOM - DINING ROOM -
LOUNGE - FAMILY RM/ BED 5 • MODERN BREAKFASTING
KITCHEN & UTILITY ROOM • DOUBLE DRIVE - DOUBLE
GARAGE • GENEROUS PRIVATE LANDSCAPED
GARDENS • MODERN FAMILY SHOWERROOM & SEP
WC • VIEWING HIGHLY RECOMMENDED • IDEAL FAMILY
HOME



FULL DESCRIPTION

New for sale a Beautiful Extended & Flexible Detached Villa with many eye-catching features in sought after private residential development ideally suited to growing families. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market an impressive & spacious family home comprising: Canopied Entrance - Vestibule - Entrance Hall - Lounge with media wall & vaulted ceiling - Sun Room with garden aspect - Dining Room - Family Room/ Bedroom 5 - Modern Breakfasting Kitchen - Utility Room - Four Bedrooms Master En-Suite Bathroom with Dressing Area - Bedroom 2 with Parisian Balcony - Bedroom 4 features French doors good size balcony to sit on - Modern Shower-Room & Sep WC. Benefitting from DG- GCH - EPC C - HOME REPORT £310,000. Externally double drive leads to double garage. To rear beautifully maintained & landscaped gardens with various sitting areas & private tree lined aspect. 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.

VESTIBULE

Feature canopied entrance into vestibule. Security door. Tiled floor.

ENTRANCE HALL

Freshly presented. Cloaks cupboard housed.

LOUNGE

Generous main public room connecting dining room & sunroom. Feature media wall with colour changing fireplace. Part vaulted ceiling with DG skylight windows. DG windows to front. DG French doors to sunroom. Downlighting. Carpet.

DINING ROOM

Thru arch from lounge allowing light to travel. DG window to front. Laminate floor.

SUN ROOM

Well proportioned & updated by sellers to add a fixed insulated roof. 10 DG window units with DG French doors enjoy a private rear garden aspect. Downlighting. Radiator. Carpet.

FAMILY ROOM/ BEDROOM 5

Flexible room with DG window to front. Glazed French doors to hallway. Electric heater.

BREAKFASTING KITCHEN

Finished with range of modern wall & base cabinets, wipe clean worktop surface, inset sink. Integrated gas hob, oven, dishwasher. DG window to rear. Tiled floor.

UTILITY ROOM

Similar modern wall & base cabinets to kitchen, wipe clean worktop, inset sink. Deep store cupboard housed. DG window to rear. Security door. Electric heater. Tiled floor.

SEP WC

Modern suite to include wash hand vanity unit, low level wc. Frost DG window. Downlighting. Tiled splashback.

STAIRS TO FIRST FLOOR GALLERIED LANDING

Loft access. Water tank housed. DG window.

MASTER BEDROOM

Spacious main double bedroom with fitted wardrobes. 2 DG windows to rear with woodland aspect. Carpet.

EN-SUITE BATHROOM/WC

Modern suite to include bath, wash hand vanity unit, low level wc. Feature dressing area with shelf & lit vanity mirror with Bluetooth function. Frost DG window. Tiled wall. Downlighting.

BEDROOM 2

Second double bedroom with fitted wardrobes & storage running width of room. Feature Parisian balcony with DG French doors. Carpet.

BEDROOM 3

Bright 3rd bedroom with DG window to rear enjoying a woodland aspect. Carpet.

BEDROOM 4

Flexible fourth bedroom with DG French doors

allowing access to sitting balcony laid with decking.

BALCONY

Enclosed balcony laid with decking.

MODERN SHOWER-ROOM/WC

Comprising a modern suite to include double shower with sliding clear screens. Wash hand vanity unit. Low level wc. Tiled floor & wall. Frost DG window. Downlighting. Extractor fan. Chrome towel radiator.

FRONT GARDEN

Laid to lawn with gated access to rear.

DOUBLE DRIVEWAY

Double mono block drive provides off street parking.

DOUBLE GARAGE

Off street parking for 2 cars, up & over doors. Power & light with storage in roof space.

PRIVATE REAR GARDEN

Generous landscaped mature grounds, stocked with artificial turf, established plants/ shrubs. Features a variety of sitting/ patio areas for different times of day with gravel path weaving through. Security light. Water tap.

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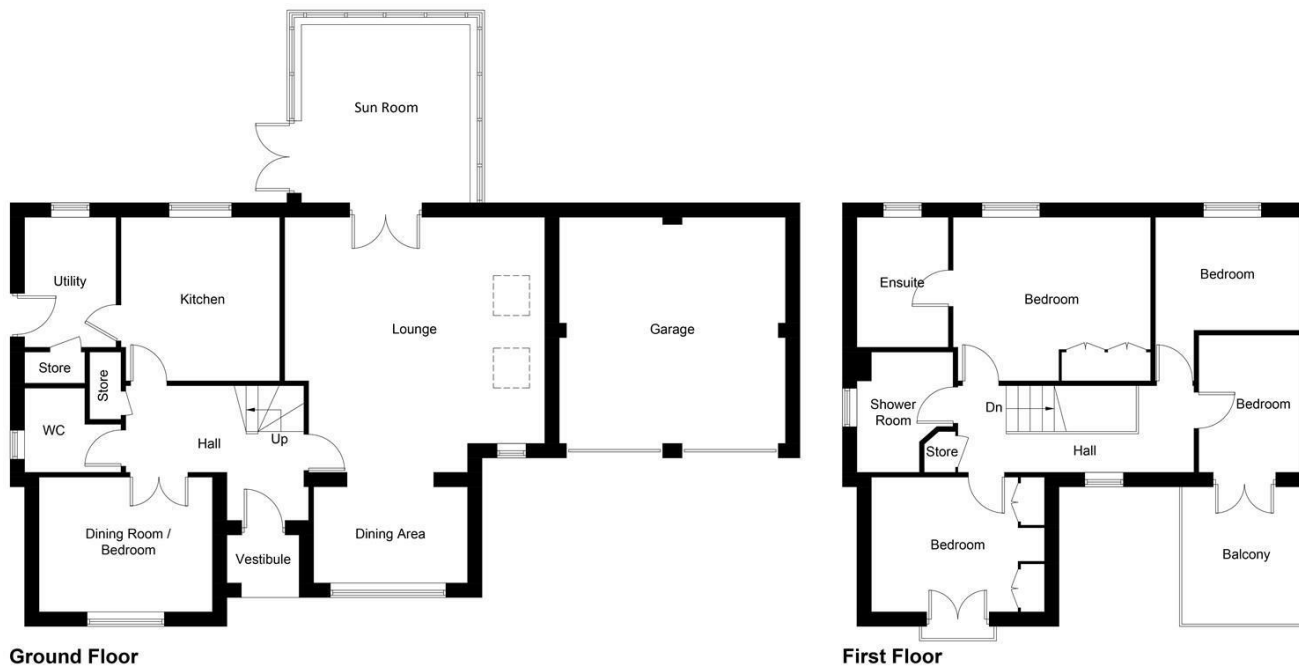


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1177467)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	84
(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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