



7 BAINS BRAE STAR, KY7 6BT

£340,000
FREEHOLD

Stunning New For Sale, a beautifully appointed with oak doors & facings, a modernised Executive Detached Villa in small private cul de sac of detached family home within a sought-after village location. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a superb home for growing families approx. 2098 sq foot comprising: Vestibule - Generous Lounge with wood burner - Modern Dining Family Kitchen - Utility Room- Boot Room - Five Double Bedrooms Master En-Suite Bathroom - Modern Family Bathroom & Sep WC. Benefitting from DG- GCH - EPC C - Home Report £350,000. Externally Monoblock drive provides off street parking for several cars & single garage. Low maintenance front garden. Private landscaped rear garden with open countryside aspect. Viewing Highly Recommended.



home sweet home
estate agents
your local property experts

7 BAINS BRAE

- STUNNING MODERN DETACHED VILLA IN CUL DE SAC • FIVE DBL BEDROOMS MASTER EN-SUITE BATHROOM • SPACIOUS LOUNGE WITH WOOD BURNER • GENEROUS MODERN DINING/ FAMILY KITCHEN • DG- GCH - EPC C - HOME REPORT £350,000 • DBL DRIVE - GARAGE WITH ELECTRIC DOOR • PRIVATE ENCLOSED GARDEBN WITH OPEN FARMLAND ASPECT • MODERN FAMILY BATHROOM & SEP WC • BEAUTIFUL FAMILY HOME WITH OAK FINISH • VIEWING HIGHLY RECOMMENDED



FULL DESCRIPTION

Stunning New For Sale, a beautifully appointed with oak doors & facings, a modernised Executive Detached Villa in small private cul de sac of detached family home within a sought-after village location. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a superb home for growing families approx. 2098 sq foot comprising: Vestibule - Generous Lounge with wood burner - Modern Dining Family Kitchen - Utility Room- Boot Room - Five Double Bedrooms Master En-Suite Bathroom - Modern Family Bathroom & Sep WC. Benefitting from DG- GCH - EPC C - Home Report £350,000. Externally Monoblock drive provides off street parking for several cars & single garage. Low maintenance front garden. Private landscaped rear garden with open countryside aspect. Viewing Highly Recommended.

LOCATION

Situated within the small popular village of Star, well placed for Primary Schooling, Bus Services & wider array of services in Markinch itself. With stunning walks & outdoor space within close proximity to a number of local Golf Courses.

VESTIBULE

Security door. DG side windows. Laminate floor. Oak glazed door to Lounge.

LOUNGE

Generously proportioned with feature wood burning

fireplace. Oak facings/ doors. Under stairs storage. 2 DG windows to front. Oak wood flooring.

MODERN DINING/ FAMILY KITCHEN

A wonderful entertaining space with dining/ family area. Range of modern wall & base cabinets, breakfast bar, inset 1.5 bowl sink. Gas range cooker. Dishwasher. Co-ordinated tiled splashback. 3 DG windows to rear. Laminate floor.

UTILITY ROOM

Modern wall & base cabinets, wipe clean worktop, plumbed for white goods. Part wood floor. Security door. Access to Boot Room & Garage.

BOOT ROOM

Versatile room with lots of storage space. Power, light. DG window. Internal access to garage,

INNER HALLWAY

BEDROOM 5/ OFFICE

Bright 5th double bedroom or Home Office. 2 DG windows to front. Carpet.

SEP WC

Updated suite to include wash hand vanity unit, low level wc. Extractor fan.

STAIRS TO FIRST FLOOR LANDING

Oak balustrade leading to first floor. Store cupboard housed. Hatch to loft.

MASTER BEDROOM

Spacious main double bedroom with 2 double wardrobes. DG window to front & side.

EN-SUITE BATHROOM

Featuring bath with overhead power shower, screen. Wahs hand vanity unit, low level wc. Frost DG window. White tile splashback. Graphite towel radiator. Extractor fan.

BEDROOM 2

Good size second double bedroom with double wardrobes running width of room. 2 DG windows to front. Carpet.

BEDROOM 3

Bright third double bedrooms with double wardrobe. DG skylight window. Carpet.

BEDROOM 4

Fourth double bedroom. 2 DG windows to front. Carpet.

MODERN FAMILY BATHROOM

Updated to include bath with overhead shower, wash hand vanity unit. Low level wc. Frost DG window. Downlighting. Graphite towel radiator.

FRONT GARDEN

Mainly laid to lawn bordered by swarf hedgerow. Gated access to rear.

DOUBLE DRIVEWAY

Provides off street parking for several cars.

GARAGE

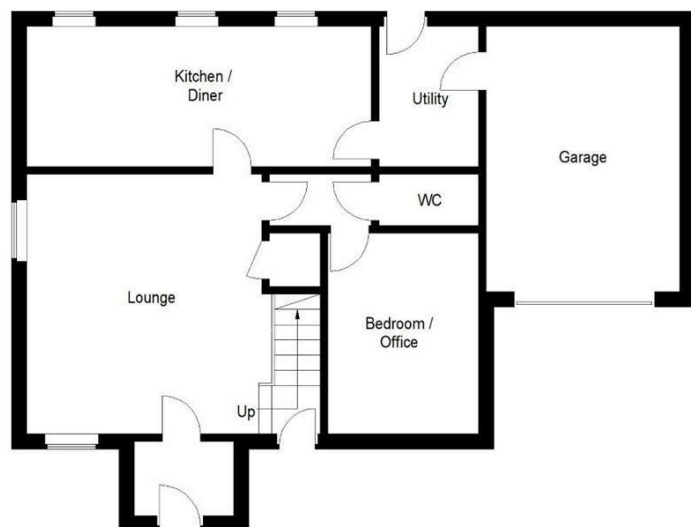
Electric roller door. Power, light & storage. Access to boot room internally.

PRIVATE REAR GARDEN

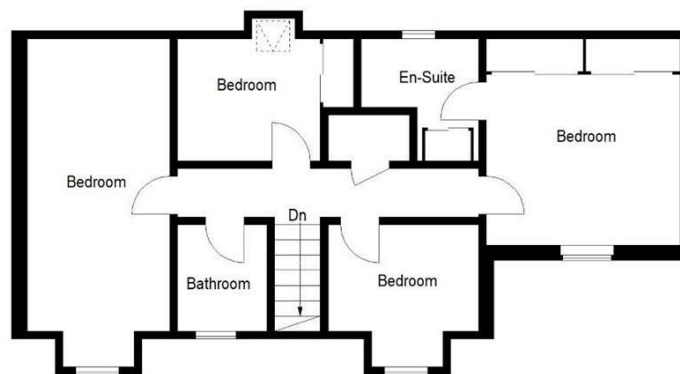
Good size private enclosed gardens landscaped to feature upper decked sun terrace with open countryside aspect. Large, paved terrace, lawn. Timber enclosed provides under cover seating or utilised for a hot tub.

7 BAINS BRAE





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID885445)



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

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

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



home sweet home
estate agents
your local property experts