



## 40 QUEENS CRESCENT

MARKINCH, KY7 6AX

**£135,000**  
FREEHOLD

New for sale a spacious Semi-Detached Villa with driveway & generous enclosed gardens in sought after location. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a perfect starter home comprising: Entrance - Lounge- Dining Kitchen - Two Double Bedrooms - Modern Bathroom. Benefitting from DG- GCH - EPC D - HOME REPORT £140,000. Externally good size gardens to front & rear. Driveway provides off street parking. View Now!



**home sweet home**  
estate agents  
your local property experts

# 40 QUEENS CRESCENT

- SPACIOUS SEMI DETACHED VILLA • TWO DOUBLE BEDROOMS • ENCLOSED GARDEN - DRIVEWAY • DG- GCH - EPC D - HOME REPORT £140,000 • BRIGHT LOUNGE • DINING KITCHEN • MODERN BATHROOM • IDEAL STARTER HOME



## FULL DESCRIPTION

New for sale a spacious Semi-Detached Villa with driveway & generous enclosed gardens in sought after location. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a perfect starter home comprising: Entrance - Lounge- Dining Kitchen - Two Double Bedrooms - Modern Bathroom. Benefitting from DG- GCH - EPC D - HOME REPORT £140,000. Externally good size gardens to front & rear. Driveway provides off street parking. 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

Security door. Laminate floor.

## LOUNGE

Spacious main public room. DG window to front with fitted blind. Coved edging. Downlighting. Store cupboards housed. Laminate floor.

## DINING KITCHEN

Well proportioned & fitted with wall & base cabinets wipe clean worktop surface, inset sink. Integrated gas hob, oven. Additional appliances include washing

machine & dishwasher. Space for table & chairs. DG window to rear. Tiled floor.

## REAR HALL

Housing 2 deep store cupboards perfect to install downstairs toilet subject to planning. Fridge freezer housed. Security door.

## STAIRS TO FIRST FLOOR LANDING

DG window. Hatch to loft.

## BEDROOM 1

Generous double bedroom with double wardrobe & deep store. DG window to front. Carpet.

## BEDROOM 2

Bright 2nd double bedroom. Double wardrobe houses boiler. Shelved store. DG window to rear. Carpet.

## MODERN BATHROOM

Comprising a modern suite to include shower bath with overhead shower, clear screen. Wash hand basin. Low level wc. Tiled floor & wall. Downlighting. Frost DG window. Chrome towel radiator. Extractor fan.

## EXTERNAL

Enclosed gardens to front, side & rear mainly laid to lawn.

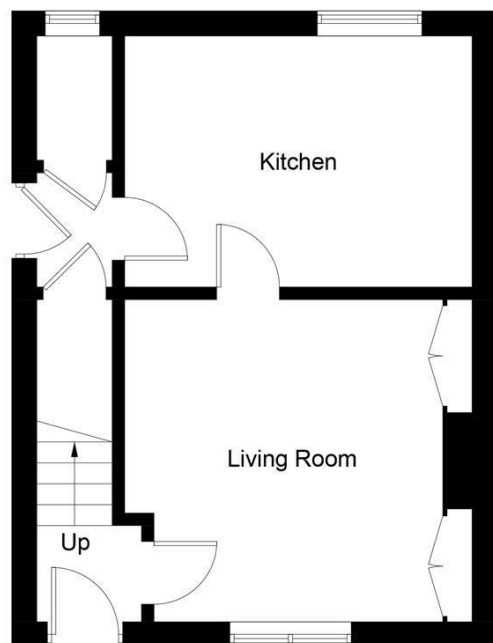
## DRIVEWAY

Provides off street parking for several cars.

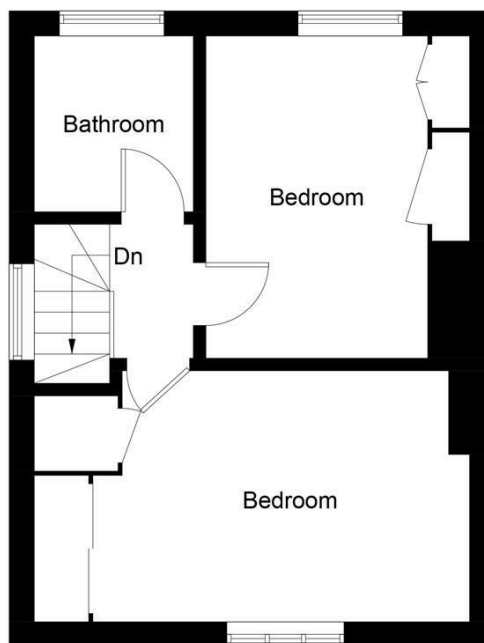


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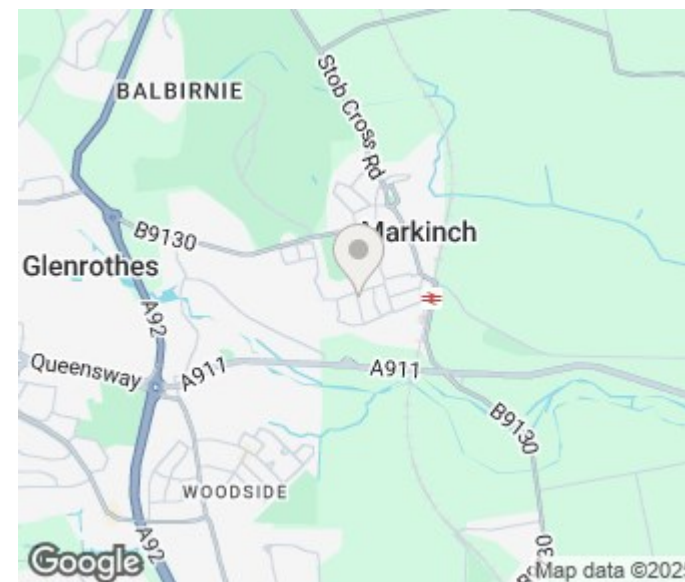


**Ground Floor**

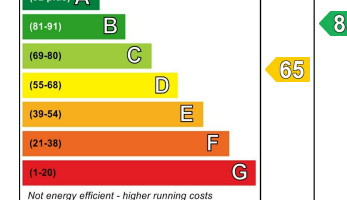


**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1188384)



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		
<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

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