

## 6 BALBIRNIE AVENUE MARKINCH, KY7 6BS

**£155,000**  
**FREEHOLD**

New for sale a beautiful Mid terraced Villa modernised throughout perfect for First Time Buyers or Young Families adjacent to Balbirnie & John Dixon Parks. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a move in condition home comprising: Entrance Hall - Lounge/ Diner - Newly Fitted Kitchen - Three Bedrooms ( Two Double Bedrooms & 1 Single) - New Shower-Room - Utility Area - Sep WC. Benefitting from DG- GCH (New Worcester Boiler) - EPC C - HOME REPORT £160,000. Externally maintained gardens to front & rear. View Now!



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

# 6 BALBIRNIE AVENUE

- BEAUTIFUL MODERNISED MID TERRACED VILLA • DG-GCH (New Worcester Boiler) - EPC C - HOME REPORT
- £160,000 • THREE BEDROOMS TWO DOUBLE • MODERN FITTED KITCHEN - UTILITY AREA • MODERN SHOWER-ROOM - SEP WC • ENCLOSED GARDENS • ADJACENT TO BALBIRNIE/ JOHN DIXON PARKS • SUPERB FAMILY HOME • VIEW NOW! • SOUGHT AFTER LOCATION



## FULL DESCRIPTION

New for sale a beautiful Mid terraced Villa modernised throughout perfect for First Time Buyers or Young Families adjacent to Balbirnie & John Dixon Parks. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a move in condition home comprising: Entrance Hall - Lounge/ Diner - Newly Fitted Kitchen - Three Bedrooms ( Two Double Bedrooms & 1 Single) - New Shower-Room - Utility Area - Sep WC. Benefitting from DG- GCH (New Worcester Boiler) - EPC C - HOME REPORT £160,000. Externally maintained gardens to front & rear. 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

Security door. Frost DG side window. Newly laid carpeting throughout.

## UTILITY AREA

Ideal storage area or utility. DG window. Power & Light.

## SEP WC

New suite to include low level wc. Wash hand vanity unit.

## LOUNGE/ DINER

Generous main public room. DG window to front & rear provide a bright dual aspect. Fitted storage houses updated fuse box. Newly laid carpets.

## MODERN FITTED KITCHEN

Features a range of new wall & base cabinets, wipe clean worktop, inset sink. Integrated Bosch appliances to include induction hob, oven, dishwasher. Space for fridge freezer. Situated between kitchen & lounge 2 large storage cupboards. DG window to rear. Security door.

## STAIRS TO FIRST FLOOR LANDING

Deep store houses recently installed Worcester Boiler. DG window.

## BEDROOM 1

Generous main double bedroom. Deep wardrobe. DG window to front with aspect to Balbirnie Park. Carpet.

## BEDROOM 2

Good size second double bedroom. Deep wardrobe. DG window to front with aspect towards Balbirnie Park. Carpet.

## BEDROOM 3

Bright single room. Deep wardrobe. DG window to rear. Carpet.

## MODERN SHOWER-ROOM/WC

Features a recently installed suite to include large shower with rainfall shower, separate spray attachment & clear screens. Wash hand vanity unit.



Low level w. Frost DG window. Wet wall splashback.  
Heated towel radiator.

#### **FRONT GARDEN**

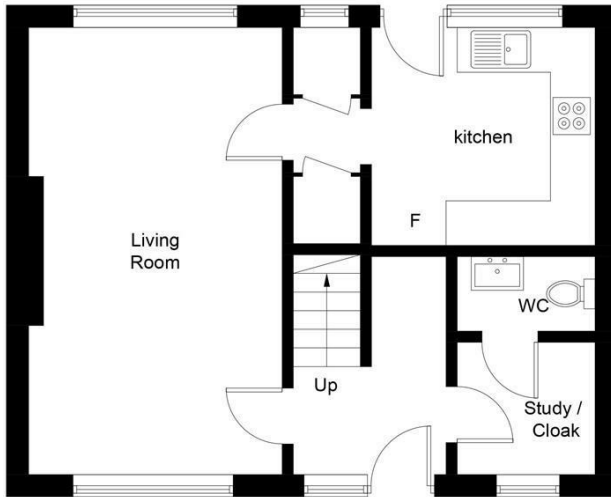
Bounded with hedgerow, stock plants/ shrubs.

#### **REAR GARDEN**

South facing enclosed garden with gated access for  
wheelie bins. Paved patio, lawn, bordered by plants &  
shrubs.

## **6 BALBIRNIE AVENUE**



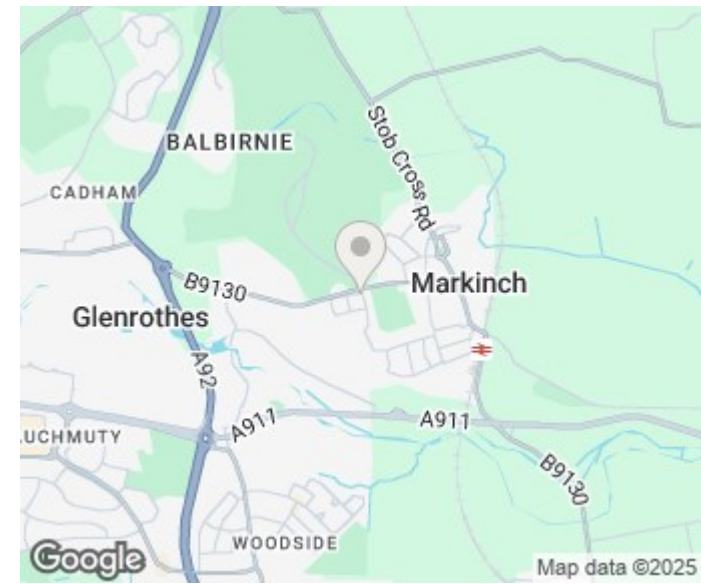


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1187158)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</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

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