



## 3 FORTHARFIELD

FREUCHIE, KY15 7JJ

**£269,995**  
FREEHOLD

New for sale an Extended Detached Bungalow in sought after village location featuring a wealth of local amenities to include shop, pub, hotel & excellent road network throughout Fife & beyond. Train links close by at Ladybank & Markinch. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a deceptively spacious family home comprising: Vestibule- Lounge - Dining Kitchen- Conservatory- Three Bedrooms Master En-Suite - Modern Family Bathroom. Benefitting from DG- GCH - EPC C - HOME REPORT 270,000. Solar Panels & Floored Loft. Externally gardens to front & rear, garden store, driveway & garage. View Now!



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

# 3 FORTHARFIELD

- EXTENDED DETACHED BUNGALOW - IDEAL FAMILY HOME! • 3 GOOD SIZE BEDROOMS MASTER EN-SUITE • DRIVEWAY FOR SEVERAL CARS - 1.5 GARAGE - PRIVATE ENCLOSED GARDEN • DG- GCH - EPC C - HOME REPORT £270,000 • BRIGHT LOUNGE - GENEROUS DINING KITCHEN • CONSERVATORY WITH GARDEN ASPECT • MODERN BATHROOM/WC • SOUGHT AFTER VILLAGE LOCATION • SOLAR PANELS FOR EFFICIENCY • PERFECT FAMILY HOME IN GREAT VILLAGE LOCATION



## FULL DESCRIPTION

New for sale an Extended Detached Bungalow in sought after village location featuring a wealth of local amenities to include shop, pub, hotel & excellent road network throughout Fife & beyond. Train links close by at Ladybank & Markinch. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a deceptively spacious family home comprising: Vestibule- Lounge - Dining Kitchen- Conservatory- Three Bedrooms Master En-Suite - Modern Family Bathroom. Benefitting from DG- GCH - EPC C - HOME REPORT 270,000. Solar Panels & Floored Loft. Externally gardens to front & rear, garden store, driveway & garage. View Now!

## LOCATION

The beautiful village of Freuchie is a very desirable location with a thriving community. With excellent commuter links with easy access to the main arterial road networks in East Central Fife, St Andrews, Cupar, Dundee, Edinburgh & beyond. With excellent rail links via mainline rail stations at Ladybank/ Markinch & Cupar. Freuchie itself offers a range of facilities including nursery & primary school & secondary school catchment at Bell Baxter, Cupar. Bowling Club, Pubs with variety of shops.

## VESTIBULE

Security door. Boiler housed in store cupboard.

## ENTRANCE HALL

Well proportioned. Deep store houses floored loft

access with pull down ladder, power, light & 2 DG skylight windows.

## LOUNGE

bright public room with focal point fireplace. DG window to front. Carpet.

## DINING KITCHEN

Generously proportioned with wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Integrated gas hob, oven, washing machine, dishwasher, fridge freezer. DG window to rear. Floor space for table & chairs. DG Patio doors to conservatory.

## CONSERVATORY

Flexible second sitting room with garden aspect. DG windows. DG French doors to garden. Radiator.

## MASTER BEDROOM

Double bedroom with 2 deep wardrobes running width of room. DG window to rear.

## EN-SUITE SHOWER-ROOM

Comprising double shower, vanity unit, low level wc. Frost DG window. Wet wall splashback.

## BEDROOM 2

Second double bedroom. DG window to front.

## BEDROOM 3

Bright single room. DG window to front.

## FAMILY BATHROOM

Comprising bath with overhead shower, clear screen,

wash hand vanity unit. Low level wc. Chrome towel radiator. Frost DG window.

#### EXTERNAL

Established gardens to front & rear stocked with plants & shrubs. Bordered by stone chips & gated access to rear. Deep store housed in rear garden adjacent to garage. Solar panels provide an energy efficiency to the home.

#### DRIVEWAY

Provides off street parking for several cars.

#### GARAGE

1.5 width garage. Power, light.

## 3 FORTHARFIELD



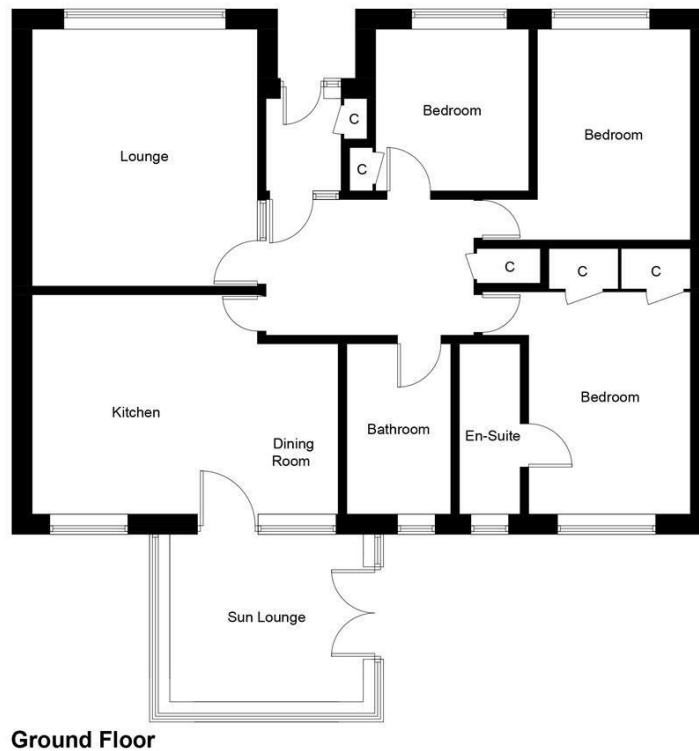


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1163723)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      | 84        |
| (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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