



## 14 SCHOOL STREET MARKINCH, KY7 6DZ

**£230,000**  
**FREEHOLD**

New for sale a Traditional Detached Villa with enclosed South facing garden & off-street parking in sought after location. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a flexible family home comprising: Entrance Hall - Sitting Room - Modern Fitted Kitchen - Living Room/ Bedroom 4 - Three Double bedroom - Modern Shower-Room & Sep WC. Benefitting from Partial DG- GCH - EPC D - HOME REPORT £235,000. Externally generous enclosed rear garden with South facing aspect & church views. Off Street Parking for 3 cars accessed from Manse Road. Early Viewing Recommended.



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

# 14 SCHOOL STREET

- BEAUTIFUL & FLEXIBLE TRADITIONAL DETACHED VILLA • SOUTH FACING GARDEN & OFF STREET PARKING • DG- GCH - EPC D - HOME REPORT £235,000 • 3/4 DOUBLE BEDROOMS • 1/2 PUBLIC ROOMS • MODERN FITTED KITCHEN • MODERN SHOWER-ROOM & SEP WC • ELEVATED SOUTH FACING ASPECTS OVER MARKINCH • SUPER CENTRAL LOCATION FOR TRAIN STATION • IDEAL FAMILY HOME



## FULL DESCRIPTION

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## 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. Oak internal doors & facings throughout. Wood floor.

## SITTING ROOM/ DINING ROOM

Bright public room feeding into kitchen. Focal point fireplace. SG window to front with south facing garden aspect. Wood floor.

## BEDROOM 3

Bright 3rd double bedroom. SG window with garden aspect. Shelved press. Wood floor.

## LIVING ROOM/ BEDROOM 4

Spacious & flexible public/ 4th bedroom. Timber fire surround. DG window to rear. Electric meter & fuse box housed. Corniced ceiling. Wood floor.

## SEP WC

Low level wc, wash hand basin. Tiled wall. Wood floor.

## STAIRS TO FIRST FLOOR LANDING

2 SG windows on half landing & eaves store. Main hatch to loft on landing.

## BEDROOM 1

Generous main double bedroom with 2 deep store/ wardrobes spaces. DG window enjoys South facing elevated aspect over Markinch & Church. Double wardrobe.

## BEDROOM 2

Spacious second double bedroom. DG window with elevated South facing aspect over Markinch & church.

## MODERN SHOWER-ROOM

Modern suite to include corner shower, wash hand basin, low level wc. Tiled floor & wall.

## SOUTH FACING REAR GARDEN

Generous enclosed garden mainly laid to lawn, bordered by established plants & shrubs. Timber



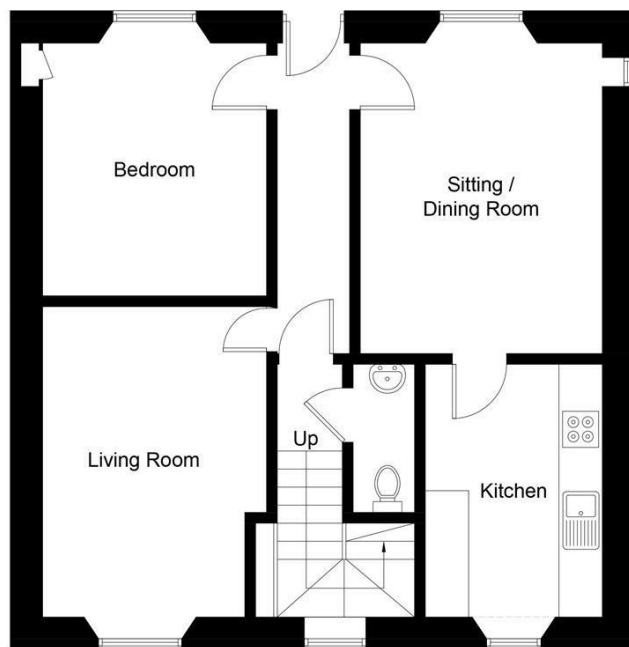
shed. Gated access to School Street & steps leading down to Driveway accessed from Manse Road.

#### DRIVEWAY

Providing off street parking for 3 cars accessed from Manse Road.

## 14 SCHOOL STREET





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201848)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</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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