

**25 MANSE ROAD**  
**MARKINCH, KY7 6DX**

**£119,995**  
**FREEHOLD**

New for sale a deceptively spacious Traditional Semi-Detached Villa with open aspect ideal for a buyer looking for investment potential with Home Report £175,000! Award Winning Home Sweet Home Estate Agents Fife are pleased to offer a property with huge potential comprising: Entrance Hall - Sitting Room - Two Double Bedrooms - Kitchen - Bathroom. Small rear garden & store. Benefitting from Single Glazing - GCH - EPC D. Home Report & Structural Report available on request. View Now!



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

# 25 MANSE ROAD

- SPACIOUS TRADITIONAL SEMI DETACHED VILLA • TWO GENEROUS DOUBLE BEDROOMS • SITTING & DINING ROOM • FITTED KITCHEN • SG - GCH - EPC D- HOME REPORT £175,000 • REAR GARDEN & STORE • IDEAL INVESTMENT OPPORTUNITY • VIEW NOW!



## FULL DESCRIPTION

New for sale a deceptively spacious Traditional Semi-Detached Villa with open aspect ideal for a buyer looking for investment potential with Home Report £175,000! Award Winning Home Sweet Home Estate Agents Fife are pleased to offer a property with huge potential comprising: Entrance Hall - Sitting Room - Two Double Bedrooms - Kitchen - Bathroom. Small rear garden & store. Benefitting from Single Glazing - GCH - EPC D. Home Report & Structural Report available on request. 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

Spacious entrance with feature staircase to upper landing. High corniced ceiling. Laminate floor.

## SITTING ROOM

Bright room with SG Sash/ Case Window to front. Coved ceiling. Shelved alcove. Laminate floor.

## DINING ROOM

Good size room leading to kitchen. Shelved alcove. SG Sash/ Case window to front. Laminate floor.

## KITCHEN

Modern style wall & base cabinets, wipe clean worktop, inset sink. Integrated gas hob, oven, fridge, freezer, washing machine. SG window to rear. Boiler housed. Security door. Tiled floor.

## STAIRS TO FIRST FLOOR LANDING

Feature original staircase with large window on half landing.

## BEDROOM 1

Generous double room, feature fireplace. SG Sash/Case window to front with open aspect. Coved ceiling. Carpet.

## BEDROOM 2

Bright second double bedroom. Fireplace. SG Sash/ Case window to front with open aspect. Coved ceiling. carpet.

## BATHROOM

Comprising bath with overhead electric shower, wash hand basin, low level wc. SG Sash/Case window to front.

## EXTERNAL

Raised rear garden mainly laid to lawn with shared access path & store. Shared drying area.



## 25 MANSE ROAD

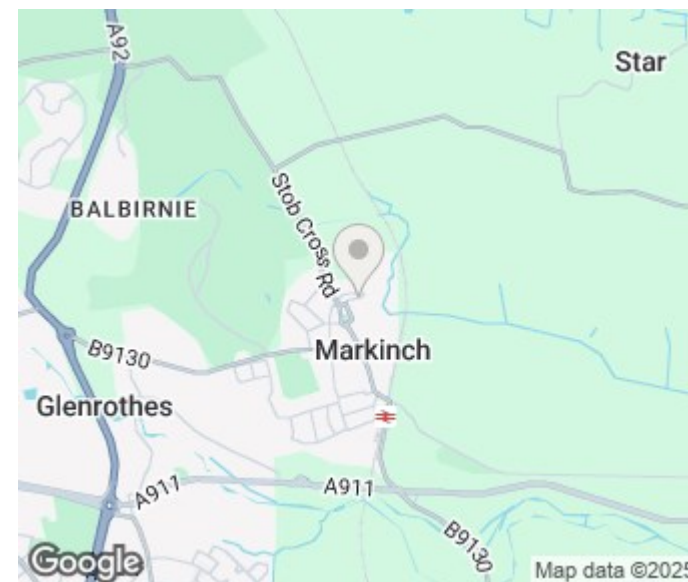




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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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