



9 MILLBURN AVENUE COALTOWN OF BALGONIE, KY7 6HP

£72,500
FREEHOLD

New for sale a spacious Ground Floor Flat with large driveway to front & private enclosed garden to rear. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a spacious investment opportunity/ starter home in sought after villa with open countryside to the South aspect comprising Entrance Hall - Lounge- Two Double Bedrooms - Kitchen - Bathroom. Benefitting from DG (REPLACED 2022 TO INCLUDE DOORS) - GCH - EPC C - HOME REPORT £75,000. Externally large driveway to front & enclosed rear garden. View Now. Please note property does require modernising which is reflected in the attractive market price.



home sweet home
estate agents
your local property experts

9 MILLBURN AVENUE

- SPACIOUS GROUND FLOOR FLAT WITH DRIVEWAY • TWO DOUBLE BEDROOMS • DG-GCH - EPC C - HOME REPORT £75,000 • PRIVATE ENCLOSED REAR GARDEN • LOUNGE-KITCHEN • BATHROOM • IDEAL INVESTMENT OPPORTUNITY/ STARTER HOME • SOUGHT AFTER LOCATION • VIEW NOW!



FULL DESCRIPTION

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LOCATION

Coaltown Of Balgonie is a Beautiful small village in Central Fife ideally placed for the Commuter via the A92 Road Network throughout Fife, Dundee with the M90 providing ease of access to Edinburgh, Glasgow & beyond. Mainline Bus route is offered from the Main Street. Rail Links provided at Markinch (Mainline) & Thornton With Glenrothes. The village itself boasts a well regarded Primary School, Local Shop with Post Office, Village Hall, Bowling Club & King George The V Park, Home of Balgonie Scotia Football Team. Secondary Schooling Offered in Glenrothes @ Auchmuty High School. Coaltown offers many walking routes for outdoors enthusiasts.

ENTRANCE HALL

Security door. Store cupboard.

LOUNGE

Spacious main public room. DG window to front with South facing open aspect. Cupboard houses boiler & fuse box.

BEDROOM 2

Bright second double bedroom with DG French doors to rear garden.

KITCHEN

Wall & base units, worktop surface, inset sink. DG window to front.

BEDROOM 1

Good size main double bedroom. DG window to rear. Store cupboard.

BATHROOM

Comprising bath, wash hand basin, low level. Frost DG window.

DRIVEWAY

Large stone chipped drive provides off street parking for several cars.

PRIVATE REAR GARDEN

Large lawn enclosed rear garden, bordered plants & shrubs.

9 MILLBURN AVENUE



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Merge (2025)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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