



MILLFIELD PLACE

FREUCHIE, KY15 7HH

£295,000
FREEHOLD

New for sale a Stunning Extended Traditional Semi-Detached Villa set within generous private gardens, large driveway & beautifully appointed flexible accommodation in sought after village location. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a well-appointed family home in super location comprising Reception Hall - Sitting Room with Feature Fire - Modern Fitted Kitchen - Dining Room - Four Double Bedrooms - Modern 4 Piece family Bathroom. Benefitting from DG- GCH - EPC D - HOME REPORT £295,000. Externally extensive enclosed gardens, driveway leads to double garage. Viewing Highly Recommended.



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MILLFIELD PLACE

• SUPERB EXTENDED TRADITIONAL SEMI-DETACHED VILLA • DG- GCH - EPC D - HOME REPORT £295,000 • FOUR DOUBLE BEDROOMS • SITTING ROOM WITH FEATURE WOOD BURNER FIRE • MODERN KITCHEN - DINING ROOM • MODERN 4 PIECE FAMILY BATHROOM • DETACHED DOUBLE GARAGE • EXTENSIVE PRIVATE MATURE GARDENS • SOUGHT AFTER VILLAGE LOCATION • VIEWING HIGHLY RECOMMENDED



FULL DESCRIPTION

New for sale a Stunning Extended Traditional Semi-Detached Villa set within generous private gardens, large driveway & beautifully appointed flexible accommodation in sought after village location. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a well-appointed family home in super location comprising Reception Hall - Sitting Room with Feature Fire - Modern Fitted Kitchen - Dining Room - Four Double Bedrooms - Modern 4 Piece family Bathroom. Benefitting from DG- GCH - EPC D - HOME REPORT £295,000. Externally extensive enclosed gardens, driveway leads to double garage. Viewing Highly Recommended.

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.

RECEPTION HALL

Well-appointed entrance. Security door. Double store. Laminate floor.

SITTING ROOM

Bright & airy room features DG Bi Fold doors to private garden. Focal point wood burning stove fire. Coved edging. Laminate floor. Graphite radiator.

MODERN FITTED KITCHEN

Fitted with range of modern wall & base cabinets, wipe clean worktop, inset sink. Integrated 5 burner gas hob, double oven, dishwasher, fridge freezer. DG window. Security door. Downlighting. Links with Dining & Sitting rooms to provide ideal entertaining space.

DINING ROOM

Tastefully finished with feature wood clad ceiling & complimenting decor. DG window. Laminate floor.

BEDROOM 3

Spacious double bedroom with 2 double wardrobes. DG window to front with shutter blind. Laminate floor.

BEDROOM 4

Flexible fourth double bedroom currently utilised as a snug. Double wardrobe. DG window to front with shutter blind. Laminae floor.

FAMILY BATHROOM

Modern 4-piece suite features double corner shower, standalone bath, wash hand vanity unit, low level wc. Frost DG window. Slim radiator. Downlighting. Extractor fan.

STAIRS TO FIRST FLOOR LANDING

DG skylight window. Store cupboard.

BEDROOM 1

Generous main double bedroom with feature exposed stone wall. DG skylight window with fitted blind. Eaves store. Carpet.

BEDROOM 2

Good size second double bedroom. DG skylight window. Carpet.

LARGE ENCLOSED GARDENS

Extensive mature gardens grounds enjoying privacy & seclusion. Lawn, bordered by established plants, shrubs, trees. Large decked terraced from sitting room & second decked terrace to rear of garden, bordered by stone chips.

DRIVEWAY

Stone chipped drive leads to Double Garage with heritable right of access.

DOUBLE GARAGE

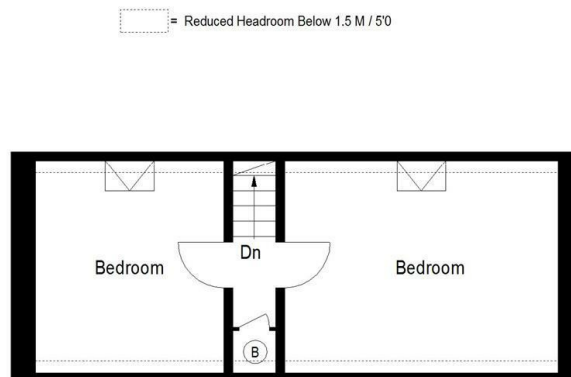
Detached double garage with up & over doors.

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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1199718)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(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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