



343 CLUNY PLACE

GLENROTHES, KY7 4QY

£120,000
FREEHOLD

New for sale a spacious & well-presented Mid Terraced Villa in popular cul de sac for schooling & local amenities. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a perfect family home comprising: Entrance Hall - Sep WC - Lounge- Dining Room - Fitted Breakfasting Kitchen - Three Double Bedrooms - Bathroom/WC. Benefitting from DG- GCH - EPC C - HOME REPORT £125,000. Externally enclosed gardens to front & rear with non-designated parking adjacent. View Now!



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343 CLUNY PLACE

• WELL PRESENTED MID TERRACED VILLA • THREE DOUBLE BEDROOMS • LOUNGE - DINING ROOM • DG- GCH - EPC C - HOME REPORT £125,000 • MODERN BREAKFASTING KITCHEN • BATHROOM & SEP WC • ENCLOSED GARDENS • SUPER FAMILY HOME



FULL DESCRIPTION

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LOCATION

Glenrothes is one the most successful New Towns created in Scotland with many New technology business based there. Situated adjacent to the A92 Road Network for commuting to Dundee - Perth - Aberdeen - Edinburgh - Glasgow. Train Links Provided @ Markinch Mainline Station & Thornton. Variety of primary Schooling & Secondary Schooling facilities are provided. Local Shopping provided in the Kingdom Centre & various retail outlets. Amenities include 18 Hole Golf Course at Glenrothes Golf Course & Balbirnie Golf Club. Michael Woods Sports Centre provides up to date Sports & Leisure facilities for all tastes.

ENTRANCE HALL

Security door. Under stairs store. Deep store houses boiler & electrics. Laminate floor.

SEP WC

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

LOUNGE

Good size public room with arch to Dining room. DG window to rear. Chrome sockets & switches. Corniced ceiling. Laminate floor.

DINING ROOM

Flexible space as dining or home office. DG window to rear. Security door. Chrome sockets & switches. Laminate floor.

MODERN BREAKFASTING KITCHEN

Fitted with modern wall & base cabinets, wipe clean worktop, inset sink. Integrated gas hob, double oven. DG window to front. Store cupboard. Tiled floor.

STAIRS TO FIRST FLOOR LANDING

Hatch access to part floored loft with ladder. Store cupboard on landing.

BEDROOM 1

Generous double bedroom. DG window to front. Laminate floor.

BEDROOM 2

Generous second double bedroom. DG window to rear. Laminate floor.

BEDROOM 3

Bright third double bedroom. DG window to rear. Laminate floor.

FAMILY BATHROOM

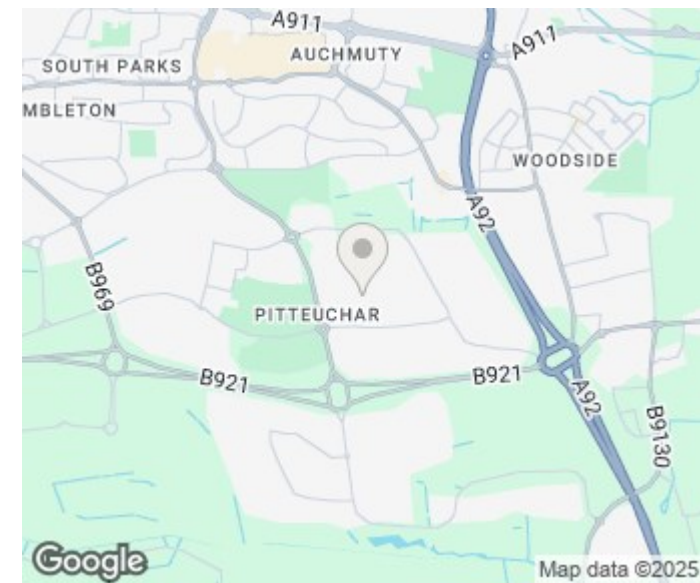
Comprising corner style bath with overhead Mira Play electric shower, wash hand basin, low level wc. Tiled floor & wall. Frost Dg window.

EXTERNAL

Fence enclosed gardens to front & rear mainly laid to lawn. Timber shed in front garden. Non designated parking adjacent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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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