



SOUTH LODGE BALBIRNIE PARK MARKINCH, KY7 6NP

£450,000
FREEHOLD

New for sale with the Wow Factor, Traditional 'B' Listed Detached Gate House dating to 1861 designed by David Bryce, one of Scotland's leading architects & designer of Fettes College Edinburgh. The property has been extended & sympathetically modernised whilst retaining its original charm & character set within extensive private mature gardens within Balbirnie Park. Properties of this nature rarely come to market with the flexibility to be a family home & or ideal part Air B N B due to its flexible layout as the present owners have done successfully for a number of years. Comprising: Reception Hall - Living Room with Spiral staircase to Bedroom & En-Suite Bathroom - Modern Dining Kitchen - Second Bedroom with En-Suite - From main hall second Sitting Room with staircase and rope swag/ exposed stonework to 3rd bedroom with dressing area - Bedroom 4 on ground floor with second Kitchen & Shower-Room/WC. Benefitting from DG- GCH - EPC D- HOME REPORT £460,000. Externally beautifully landscaped/ mature grounds wrap around the property. Summerhouse. Large driveway provides off street parking for several cars. Viewing Highly Recommended.



home sweet home
estate agents
your local property experts

SOUTH LODGE BALBIRNIE

• STUNNING 'B' LISTED DETACHED GATE HOUSE BUILT 1861 • DG- GCH - EPC D- HOME REPORT £460,000 • FOUR DOUBLE BEDROOMS TWO EN-SUITE • LIVING ROOM & SITTING ROOM • POTENTIAL USE AS HOME & ANNEXE DUE TO LAYOUT • LARGE DRIVEWAY • EXTENSIVE PRIVATE MATURE GARDENS • MODERN DINING KITCHEN - SEPARATE KITCHEN • MODERN SHOWER-ROOM/WC • SUPERB LOCATION IN BALBIRNIE PARK



FULL DESCRIPTION

New for sale with the Wow Factor, Traditional 'B' Listed Detached Gate House dating to 1861 designed by David Bryce, one of Scotland's leading architects & designer of Fettes College Edinburgh. The property has been extended & sympathetically modernised whilst retaining its original charm & character set within extensive private mature gardens within Balbirnie Park. Properties of this nature rarely come to market with the flexibility to be a family home & or ideal part Air B N B due to its flexible layout as the present owners have done successfully for a number of years. Comprising: Reception Hall - Living Room with Spiral staircase to Bedroom & En-Suite Bathroom - Modern Dining Kitchen - Second Bedroom with En-Suite - From main hall second Sitting Room with staircase and rope swag/ exposed stonework to 3rd bedroom with dressing area - Bedroom 4 on ground floor with second Kitchen & Shower-Room/WC. Benefitting from DG- GCH - EPC D- HOME REPORT £460,000. Externally beautifully landscaped/ mature grounds wrap around the property. Summerhouse. Large driveway provides off street parking for several cars. Viewing Highly Recommended.

LOCATION

Situated withing the outskirts of Balbirnie Park & Golf Course. 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. Cloaks cupboard houses boiler. Wood floor.

LIVING ROOM

Generous main public room. DG window to front with tree lined aspect. DG French doors to rear & private gardens. Electric fireplace. Coved edging. Downlighting. Wood floor. Feature spiral staircase to bedroom.

BEDROOM 1

Spacious double bedroom with fitted storage & wardrobes. DG window to front & rear. 2 DG skylight windows. Tree lined aspects.

EN-SUITE BATHROOM

Featuring a modern suite to include bath, wash hand vanity unit, low level wc. Downlighting. DG skylight window.

MODERN DINING KITCHEN

Generously proportioned & modernised to feature a range of modern wall & base cabinets, wipe clean hardwood worktop surface, inset sink. Island with wine fridge. Integrated Induction hob, double oven, microwave. Under unit lighting. DG French doors to garden. Downlighting. Deep store with power & light.

BEDROOM 2

Spacious second double bedroom with 3 double wardrobes. DG windows to rear & side. Carpet.

EN-SUITE SHOWER-ROOM

Features a bodyjet shower console with wet wall splashback. Wash hand vanity unit. Low level wc. Tiled floor & wall. Frost DG window. Chrome towel radiator. Downlighting.

ANNEXE

ENTRANCE/ SELF CONTAINED ANNEXE . Security door. Cloaks facility.

BEDROOM 3

Third double bedroom. DG window front & side. Feature fireplace. Carpet.

SITTING ROOM

Spacious second sitting room with focal point feature fireplace. DG Bay window to front & side. Coved ceiling. Downlighting. Carpet.

STAIRS TO BEDROOM 4

Rope swag with exposed stonework leads to upper landing.

BEDROOM 4 & DRESSING AREA

Well-proportioned space with DG windows to front & side providing natural light & tree lined aspect. Fitted wardrobes & storage. Laminate floor.

BREAKFASTING KITCHEN

Comprising a range of modern wall & base cabinets, wipe clean worktop surface, inset Belfast sink.

B/fast bar. Integrated gas hob, double oven, microwave, wine fridge & second fridge. DG window. Electric heater. Security door.

MODERN SHOWER-ROOM

Modern suite to include double rainfall shower, wash hand basin/ bowl, low level wc. Frost DG window. Downlighting. Extractor fan. Chrome towel radiator.

OFF STREET PARKING

Generous mono block paved off-street parking for several vehicles.

EXTENSIVE PRIVATE GARDENS

Generous private mature gardens on all sides enjoying privacy & seclusion. Lawned grounds stocked with established plants, shrubs, mature trees. Large summerhouse. Patios & terraces. Hot tub may be available by separate negotiation.

SOUTH LODGE BALBIRNIE



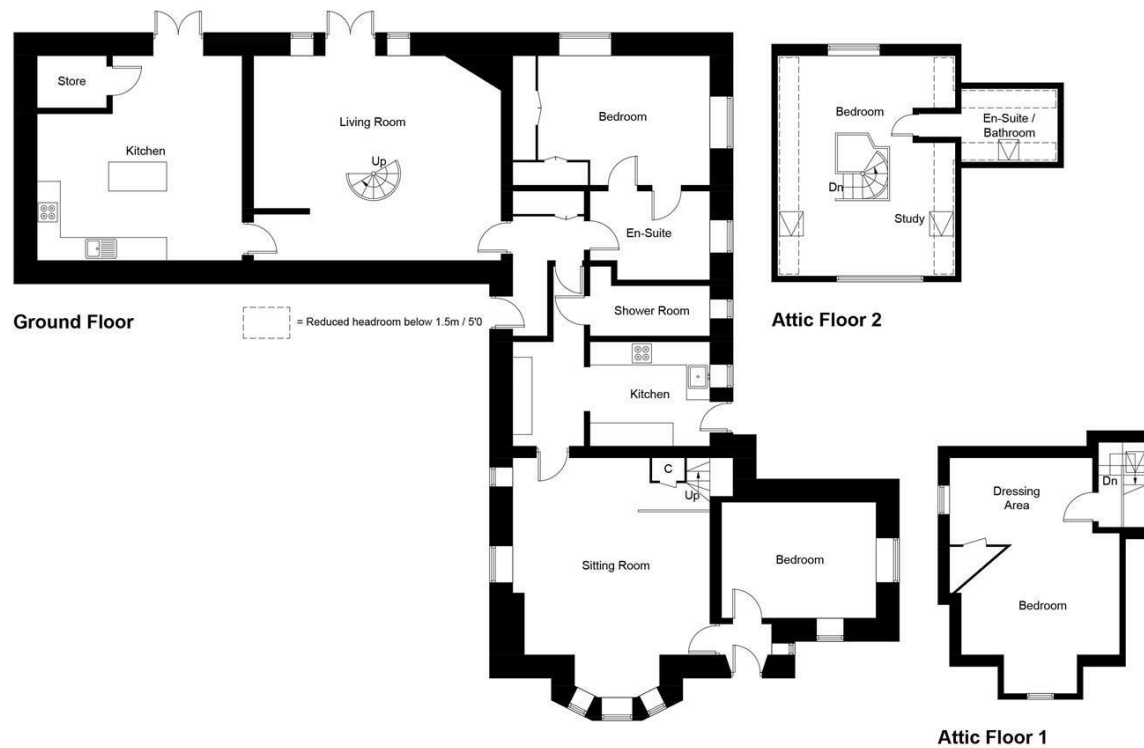


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1206317)



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

Home Sweet Home Estate Agents Fife
Sales
86 High Street
Markinch
Fife
KY7 6DQ

01592 725370
info@homesweethomemoves.co.uk
www.homesweethomemoves.co.uk

