



## 69 MAIN STREET MILTON OF BALGONIE, KY7 6PX

**£205,000**  
**FREEHOLD**

New for sale a Spacious Extended Detached Bungalow situated in a much-loved villa with South facing countryside aspect to front. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market this ideal family/ retirement home comprising: 'L' Shaped Entrance Hall - Bright Lounge - Dining/ Family Room - Fitted Kitchen & Appliances - Three Bedrooms Two Double - Modern Family bathroom & Shower-Room. Benefitting from DG - GCH - EPC C - HOME REPORT £220,000. Externally landscaped garden to front & rear. Early Viewing Highly Recommended.



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## 69 MAIN STREET

- STUNNING EXTENDED DETACHED BUNGALOW • DG - GCH - EPC C - HOME REPORT £220,000 • THREE BEDROOMS TWO DOUBLE • LARGE LOUNGE & DINING/ FAMILY ROOM • MODERN KITCHEN & APPLIANCES • MODERN BATHROOM & SEP SHOWER-ROOM • LANDSCAPED ENCLOSED GARDENS • OAK INTERNAL FACINGS & DOORS • PERFECT FAMILY/ RETIREMENT HOME • VIEW NOW!



### FULL DESCRIPTION

New for sale a Spacious Extended Detached Bungalow situated in a much-loved villa with South facing countryside aspect to front. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market this ideal family/ retirement home comprising: 'L' Shaped Entrance Hall - Bright Lounge - Dining/ Family Room - Fitted Kitchen & Appliances - Three Bedrooms Two Double - Modern Family bathroom & Shower-Room. Benefitting from DG - GCH - EPC C - HOME REPORT £220,000. Externally landscaped garden to front & rear. Early Viewing Highly Recommended.

### LOCATION

This popular village of Milton Of Balgonie is positioned between the villages of Markinch to the West and Windygates to the East and is approximately 2 miles from the larger new town of Glenrothes. The village incorporates Village Hall and a range of traditional and modern style homes with Primary Schooling provided in nearby Coaltown Of Balgonie. The village of Markinch provides a convenient main line train station and easy commuting from the neighbouring A911 to the motorway network and East Neuk.

### 'L' SHAPED ENTRANCE HALL

Security door. Well presented in neutral tones. Cloaks/ Linen & Meter cupboards. Loft access. Oak facings & doors. Laminate floor.

### LOUNGE

Generous main public room with South facing aspect. DG French doors to paved terrace. DG patio doors to Dining/ Family room. Fireplace. Coved edging. Laminate floor.

### DINING/ FAMILY ROOM

Flexible room linking lounge & rear hall/ kitchen. DG French doors to enclosed garden. Coved edging. Laminate floor.

### MODERN KITCHEN

Modern wall & base cabinets, wipe clean worktop, inset sink. Appliances to include electric hob, oven, fridge freezer, washing machine, tumble dryer. DG window to rear. Stable door to rear hall.

### REAR HALL

Security door. Access to dining/ family room. Laminate floor.

### SHOWER-ROOM

Modern suite to include double rainfall shower, clear screen. Wash hand basin. Low level wc. Chrome towel radiator. Frost DG window.

### BEDROOM 1

Spacious main double bedroom. DG window to rear. Coved edging. Laminate floor.

### BEDROOM 2

Good size second double bedroom. DG window to front with South facing aspect. Coved edging. Laminate floor.

### BEDROOM 3

Bright single room with wardrobe recess. DG window to front with South facing aspect. Coved edging. Laminate floor.

### FAMILY BATHROOM

Modern suite to include bath with overhead mains shower, wash hand basin, low level wc. Frost DG window. Chrome towel radiator. Tiled floor & wall.

### FRONT GARDEN

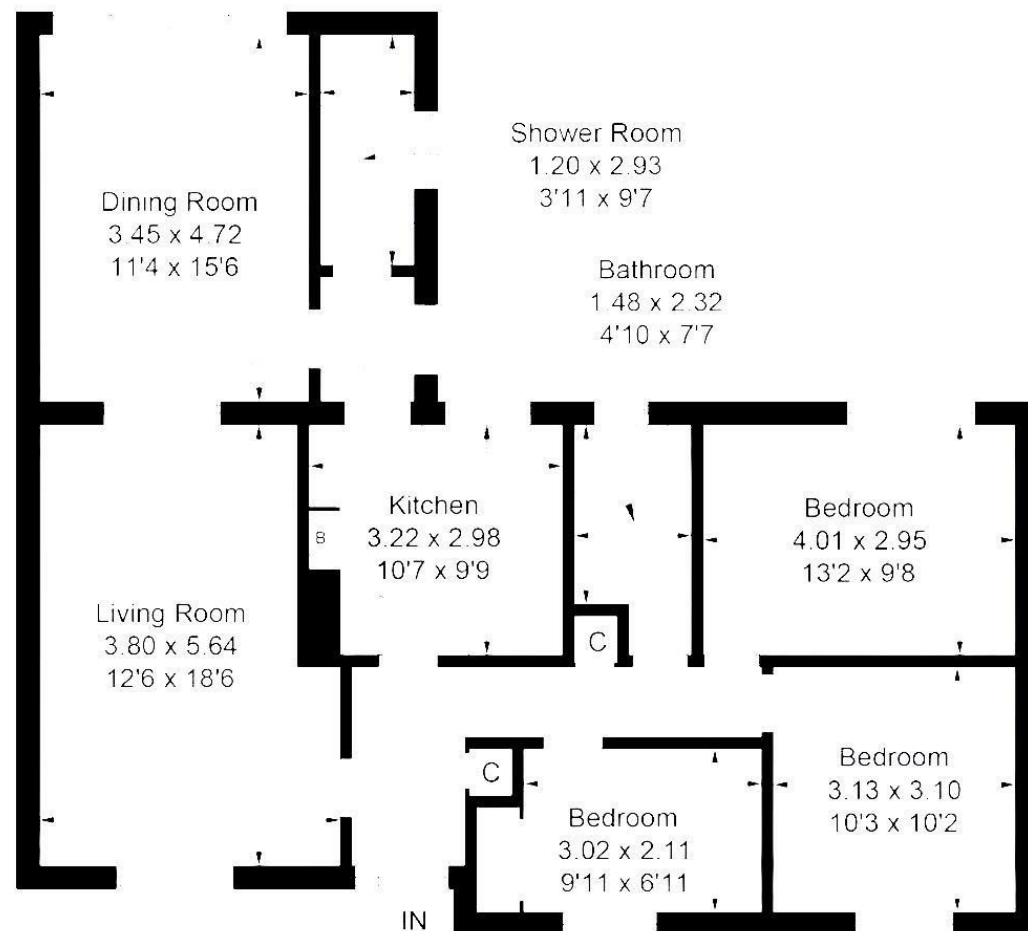
Beautifully landscaped walled front garden with South facing countryside aspect. Front section stone chipped with plants & shrubs. Gated access to 2 patio/ sitting terraces.

### REAR GARDEN

Enclosed rear garden with large timber shed. Mainly paved grounds with feature Fixed Gazebo & paved sitting area. Security light. Water tap.

## 69 MAIN STREET





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		
<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

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

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



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