



4 Guthrie Crescent, Markinch - KY7 6AY

Glenrothes

Offers Over **£285,000**





4 Guthrie Crescent

Markinch, Glenrothes

New for sale an exciting opportunity to purchase an Extended, Flexible & Generously proportioned Detached Bungalow situated with a large garden plot. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a super family home with scope to adapt as either a 3- or 4-bedroom home or indeed create an annexe due to layout. Comprising 'L' Shaped Entrance Hall - Lounge - Living Room/ Bedroom 4 - Dining Kitchen - Utility - Three Double Bedrooms - Modern Shower-Room - Sep WC. Benefitting from DG- GCH - EPC D - HOME REPORT £290,000. Externally walled garden to front, double drive leads to double garage. To rear generous enclosed gardens, timber shed & greenhouse. Early Viewing Highly Recommended.

Council Tax band: E

Tenure: Freehold

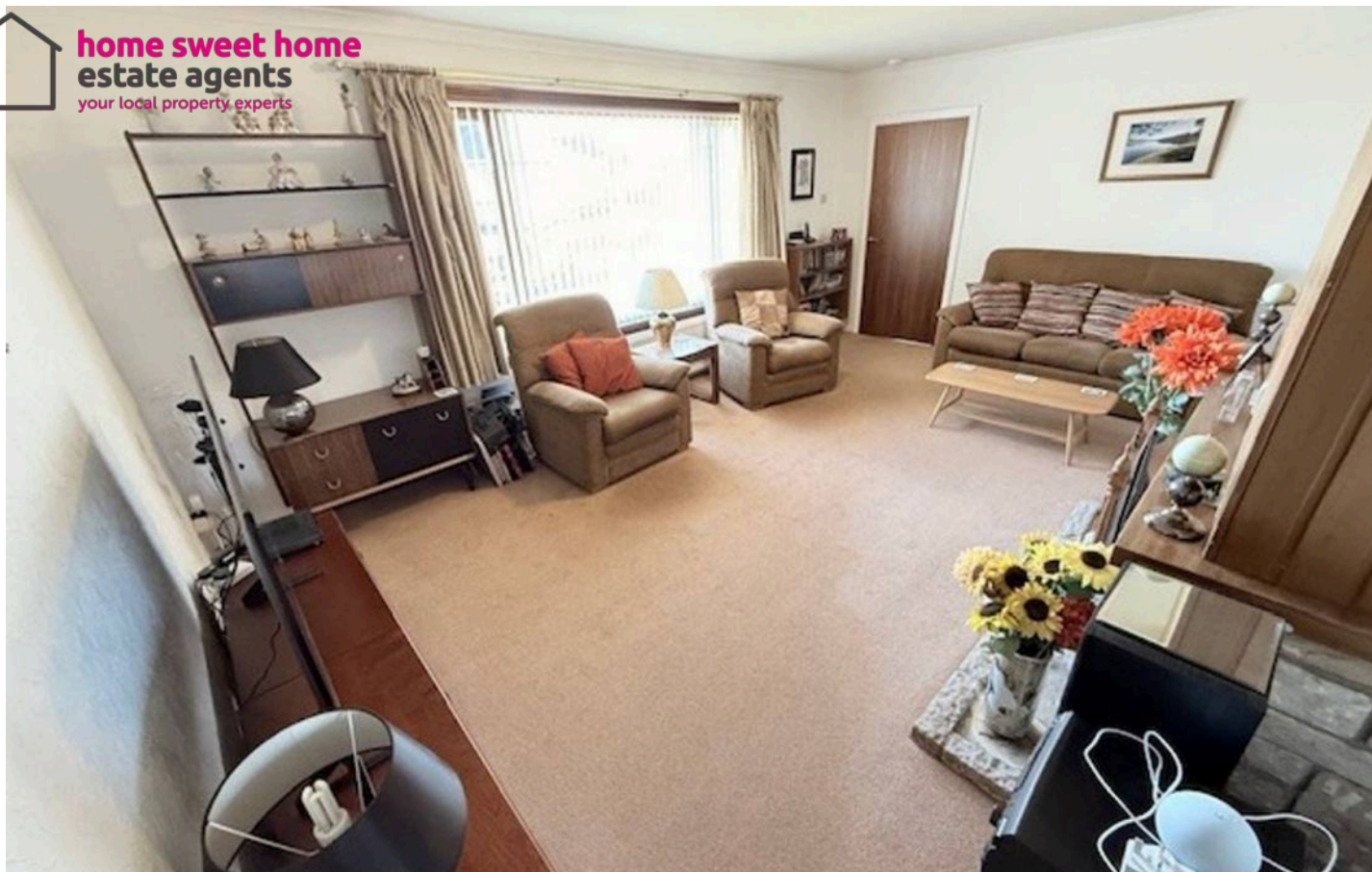
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- GENEROUS EXTENDED DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- DG- GCH - EPC D- HOME REPROT £290,000
- LOUNGE - DINING KITCHEN - UTILITY ROOM
- MODERN SHOWER-ROOM/WC - SEP WC
- FLEXIBLE LIVING ROOM/ BEDROOM 4
- DOUBLE DRIVE- DOUBLE GARAGE
- GENEROUS MATURE GARDENS
- PERFECT FAMILY HOME
- EARLY VIEWIING HIGHLY RECOMMENDED



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GARDEN

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

4 Parking Spaces





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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