



408 MURCHISON COURT

GLENROTHES, KY7 6TT

£89,995
FREEHOLD

New for sale a spacious 3/4 Bedroom Mid Terraced Villa with large driveway to front. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale an ideal starter home comprising: Hall - Three Bedrooms & Bedroom 4/ Dressing Room - Kitchen/ Diner - Bathroom & Sep WC. Benefitting from DG- GCH - EPC C - Home Report £95,000. Externally large double mono block paved driveway to front & enclosed garden to rear.



home sweet home
estate agents
your local property experts

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- SPACIOUS MID TERRACED VILLA • DOUBLE DRIVEWAY - ENCLOSED GARDEN • 3/4 BEDROOMS • KITCHEN/ DINER • BATHROOM & SEP WC • DG- GCH - EPC C • HOME REPORT £95,000 • IDEAL STARTER HOME • LETTING LEGISLATION COMPLIANT



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. Deep under stairs store cupboard.

LOUNGE

Spacious main public room with DG French doors to rear garden. DG window to rear.

KITCHEN DINER

Fitted with wall & base units, wipe clean worktop surface. Inset sink. Integrated electric hob, oven. DG window to front. Boiler housed.

SEP WC

Low level wc. Wash hand basin. Extractor fan.

STAIRS TO FIRST FLOOR LANDING

Store cupboard.

BEDROOM 1

Double bedroom. DG window to front.

BEDROOM 2

Bedroom has temporary partition creating separate dressing room. DG window to rear.

DRESSING ROOM

Accessed off bedroom ideally utilised as a dressing room or home office. DG window to rear.

BEDROOM 3

Bright single room. DG window to front.

BATHROOM/WC

Comprising bath with overhead electric shower, wash hand basin, low level wc. Tiled wall. Chrome towel radiator.

DOUBLE DRIVEWAY

Double mono block paved drive to front.

REAR GARDEN

Fence enclosed rear garden with patio & stone chips.

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Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1130390)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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