



69 Main Street, Milton of Balgonie, KY7 6PX

Offers Over £220,000



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£220,000

Number sixty-nine is an immaculately presented detached bungalow which is situated within the popular village of Milton of Balgonie.

The property is entered into the entrance hallway offering storage facilities and access to the attic. The lounge offers a feature wall mounted electric fire. French doors to the front leading to the patio area. French doors also lead to the dining room which offers a door to the rear hallway and also French doors to the rear garden.

The kitchen is fitted with white base and wall units, co ordinating dark worksurfaces, stainless steel sink and drainer. Electric oven and hob with extractor above. Integral fridge freezer. Space for washing machine and tumble dryer. Window to the rear and a door leads to the rear hallway which gives access to the dining room, shower room and door to the rear garden.

The shower room is fitted with a W.C., wash hand basin and shower cubicle with mixer shower. Opaque window to the rear.

There are three bedrooms one offering a window to the rear and two offer windows to the front.

The bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower.

Opaque window.

The garden to the front is laid out for ease of maintenance with a paved patio area from the lounge. Feature roundel paved area.

A gate to the side leads into the delightful rear garden which is laid out for ease of maintenance with paving. Feature under cover pergola area. Timber garden shed.





- Immaculately presented detached bungalow
- Lounge
- Dining room
- Fitted kitchen
- Shower room
- Three bedrooms
- Family bathroom
- Gas central heating
- Easy to maintain garden to front
- Delightful enclosed garden to the rear

INCLUDED

Mains water, drainage, gas and electricity

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: D

FLOOR AREA: 1033.34 SQ FT





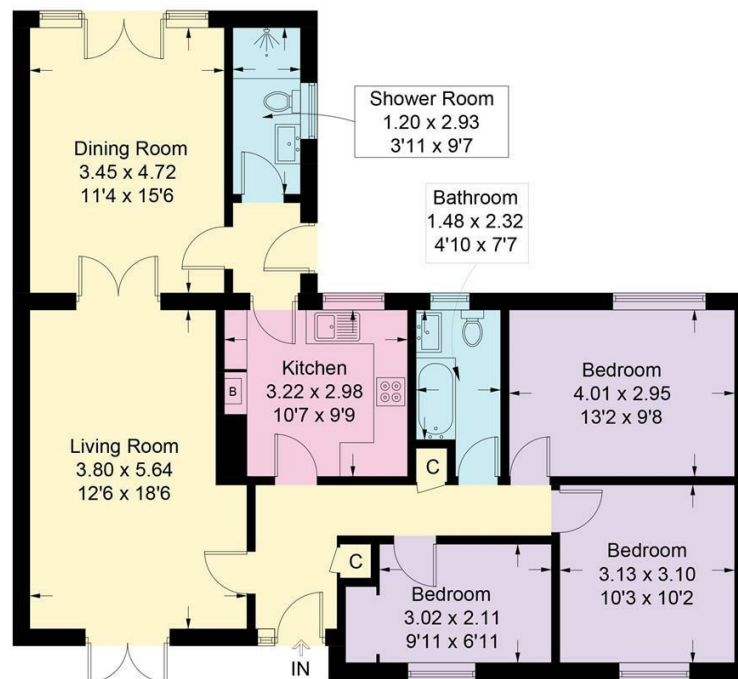


Room Sizes

Approximate measurements

Dining room	11'5" x 15'5"
Lounge	18'6" x 12'7"
Kitchen	9'8" x 10'6"
Shower room	9'8" x 3'11"
Bedroom 1	9'10" x 3'11"
Bedroom 2	10'3" x 10'1"
Bedroom 3	9'7" x 13'1"
Bathroom	9'7" x 4'10"





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171262)



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without any obligation.

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at any of our offices.