



Roma, 7 Burnbank, Star, KY7 6NA

Offers Over £220,000







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**OFFERS OVER**  
**£220,000**

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Roma is a charming detached bungalow set within the popular semi-rural village of Star of Markinch enjoying views of open countryside to the rear. The property benefits from off street parking for up to 4 cars via driveway and detached garage. The village has a local primary school and village hall, whilst bus links connect to nearby Markinch which has a wide range of amenities including shopping, restaurant, recreational facilities and mainline train station.

The accommodation is formed over one level comprising; main reception hallway with cloaks cupboard, lounge, kitchen, three bedrooms and shower-room. The lounge has a large picture window overlooking the maintained front garden, feature fireplace and a door to the kitchen. The modern kitchen has built in appliances (cooker, dishwasher, fridge/freezer), floor and wall mounted units with complementary work-surfaces whilst a door leads to the side garden. The master and second bedroom each benefit from built in wardrobes. The third bedroom is presently occupied as a dining room. The modern shower-room suite consists of WC, wash hand basin and shower cubicle.

The property benefits from gas fired central heating and double glazing. Externally there is a chipped driveway which connects to the detached garage with light and power supply. The front garden has a manicured lawn with various established plants, trees and shrubberies. The side the garden is laid with paviour. The garden to the rear has a sculpted lawn, two patio seating areas and deck. This garden has a shed and metal store which shall be left as part of the sale and also enjoys an open aspect of the neighbouring countryside. Rollos highly recommend an early inspection to appreciate the accommodation and location on offer.





- Detached Bungalow
- Lounge
- Kitchen
- Three bedrooms
- Shower room
- Gardens to front, side and rear
- Driveway
- Garage
- GFCH & DG
- Semi-Rural Village Location

### INCLUDED

Carpets, blinds, curtains, light fitting and built in appliances

### SERVICES

Mains water, drainage, gas and electricity

### VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND E**

**EPC RATING: D**

**FLOOR AREA: 871.00 SQ FT**













## Room Sizes

*Approximate measurements*

Living room	16'10" x 14'5"
Kitchen	9'6" x 12'10"
Shower room	9'5" x 6'6"
Bedroom	9'8" x 11'3"
Bedroom	7'3" x 11'3"
Bedroom	9'0" x 11'5"





## Roma, 7 Burnbank, Star

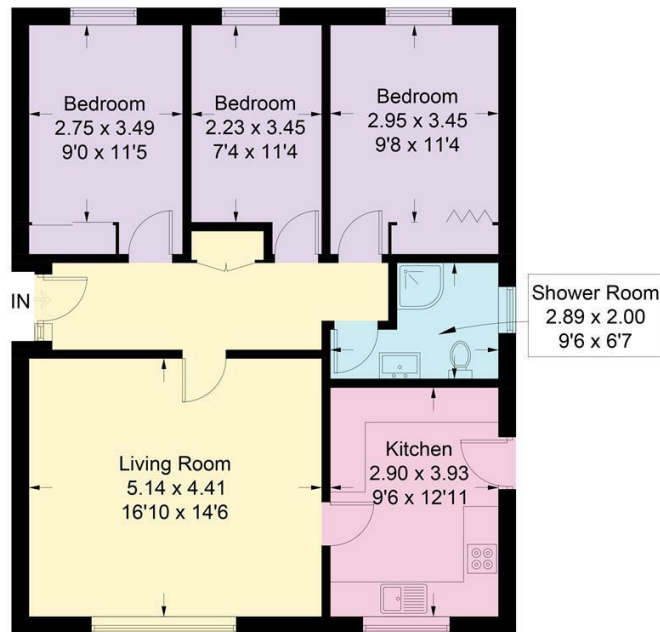


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205116)



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