



79 MAIN STREET COALTOWN OF BALGONIE, KY7 6HX

**£169,995
FREEHOLD**

New for sale an Outstanding Modernised Traditional Mid Terraced Cottage situated in sought after village location close to all amenities & commuter routes. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious family home tastefully upgraded inside & out to comprise Vestibule - Entrance Hall - Open Plan Sitting Room - Open Plan Breakfasting Kitchen - Three Double Bedrooms - Modern Bathroom/ WC. Benefitting from DG- GCH - EPC D - HOME REPORT £175,000. Externally walled front garden & generous enclosed rear garden with panoramic South facing aspect over surrounding countryside. Early Viewing Recommended.



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estate agents**
your local property experts

79 MAIN STREET

• SUPERB MODERNISED TRADITIONAL MID TERRACED COTTAGE • DG- GCH - EPC D - HOME REPORT £175,000 • THREE DOUBLE BEDROOMS • OPEN PLAN SITTING & BREAKFASTING KITCHEN • MODERN FAMILY BATHROOM • GENEROUS ENCLOSED SOUTH FACING GARDEN • FLEXIBLE FAMILY HOME • SOUGHT AFTER VILLAGE SETTING • VIEWING HIGHLY RECOMMENDED



FULL DESCRIPTION

New for sale an Outstanding Modernised Traditional Mid Terraced Cottage situated in sought after village location close to all amenities & commuter routes. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious family home tastefully upgraded inside & out to comprise Vestibule - Entrance Hall - Open Plan Sitting Room - Open Plan Breakfasting Kitchen - Three Double Bedrooms - Modern Bathroom/ WC. Benefiting from DG- GCH - EPC D - HOME REPORT £175,000. Externally walled front garden & generous enclosed rear garden with panoramic South facing aspect over surrounding countryside. Early Viewing Recommended.

LOCATION

Coaltown Of Balgonie is a Beautiful small village in Central Fife ideally placed for the Commuter via the A92 Road Network throughout Fife, Dundee with the M90 providing ease of access to Edinburgh, Glasgow & beyond. Mainline Bus route is offered from the Main Street. Rail Links provided at Markinch (Mainline) & Thornton With Glenrothes. The village itself boasts a well regarded Primary School, Local Shop with Post Office, Village Hall, Bowling Club & King George The V Park, Home of Balgonie Scotia Football Team. Secondary Schooling Offered in Glenrothes @ Auchmuty High School. Coaltown offers many walking routes for outdoors enthusiasts.

VESTIBULE

Security door.

ENTRANCE HALL

Freshly presented leads to all accommodation over 2 levels. High ceiling. Carpet.

OPEN PLAN SITTING ROOM

Bright & airy with feature wood clad wall. DG window to front with fitted blind. High corniced ceiling. Open layout with newly fitted kitchen creating a flexible entertaining space. Carpet.

OPEN PLAN BREAKFASTING KITCHEN

Fitted with a range of modern wall & base cabinets, & breakfast bar, wipe clean worktop surface with tiled splashback, inset sink & mixer tap. Integrated Induction hob, oven, fridge freezer, dishwasher. DG window to rear overlooking garden to South. Fitted blind.

INNER HALLWAY

Security door to rear garden.

MASTER BEDROOM

Spacious double bedroom with 2 newly installed DG windows enjoying rear garden aspect to South. Boiler housed with plumbing for washing machine in store. Carpet.

MODERN BATHROOM

Modern suite to feature shower/ bath with overhead electric shower, clear screen. Wash hand vanity unit. Low; level wc. Wet wall splashback with vanity mirror. Downlighting. Extractor fan. Chrome towel radiator.

STAIRS TO FIRST FLOOR LANDING

Feature arch with stairs to second floor landing.

Newly installed DG skylight window & hatch to part floored loft.

BEDROOM 2

Generous main double bedroom with DG window to rear enjoying open South facing aspect to South over farmland. Fitted blind. Carpet.

BEDROOM 3

Bright 3rd double bedroom with DG skylight window & DG window to front with fitted blinds. Eaves access.

Carpet.

WALLED FRONT GARDEN

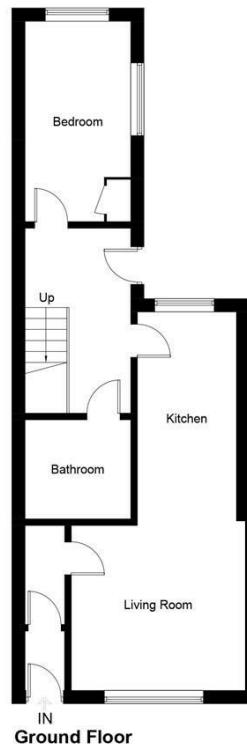
Stone wall front garden, stone chips with newly laid path. Potential to open wall to create parking space subject to planning.

SOUTH FACING REAR GARDEN

Generous enclosed rear garden with South facing aspect over farmland. Lawn. Paved patio. Security light, water tap. Side garden houses timber shed with paved path.

79 MAIN STREET





= Reduced headroom below 1.5m / 5'0

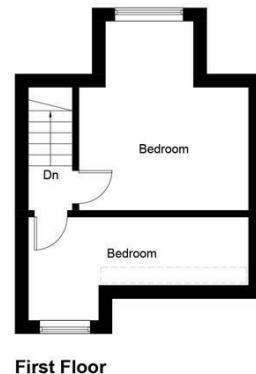


Illustration for identification purposes only, measurements are approximate,
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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