

21 RONALD PATON CRESCENT BY MARKINCH, KY7 6ZY

£165,000
FREEHOLD

Beautiful New For Sale End Terraced Villa in New Build Development 'West Mill' BY Persimmon Homes built 2023 with NHBC guarantee - Solar Panels with South Facing Aspect. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale this move in condition home in popular New Build development with open South Facing aspect to front comprising: Bright Lounge- Modern Breakfasting Kitchen - Two Double Bedrooms - Family Bathroom & Sep WC. Benefitting from DG- GCH - EPC B - Solar Panels & NHBC guarantee. Externally 2 car Off Street Parking, gated access to fence enclosed rear garden. Early Viewing Recommended. HOME REPORT £173,000.



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your local property experts

21 RONALD PATON CRESCENT

• BEAUTIFUL MODERN END TERRACED VILLA • SOUTH FACING ASPECT - 2 CAR OFF STREET PARKING • DG- GCH - EPC B - SOLAR PANELS - NHBC • PERSIMMON HOMES Portree design • BRIGHT LOUNGE • MODERN BREAKFASTING KITCHEN • FAMILY BATHROOM & SEP WC • FENCE ENCLOSED GARDEN • BUILT 2023 - MOVE IN CONDITION • HOME REPORT £173,000



FULL DESCRIPTION

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LOCATION

The historic town of Markinch boasts a wide range of local shops, specialist stores, chemist, mini supermarket. Nursery/ primary Schooling. Excellent road & rail links via A92 north & south & mainline train station to Perth/ Dundee/ Aberdeen/ Edinburgh & beyond.

BRIGHT LOUNGE

Bright living room with open South Facing aspect. DG window to front. Carpet.

MODERN BREAKFASTING KITCHEN

Fitted with range of modern wall & base cabinets, wipe clean worktop, inset sink. Integrated gas hob, oven, fridge freezer. Recessed under unit lighting.

Space for table & chairs. DG window to rear. Security door.

SEP WC

Well proportioned & could be utilised as Laundry room. Boiler housed. Low level wc. Wash hand basin. Extractor fan.

STAIRS TO FIRST FLOOR LANDING

MASTER BEDROOM

Spacious main double bedroom with fitted wardrobes & additional store. DG window to front with open South Facing aspect. Carpet.

BEDROOM 2

Bright second double bedroom currently used as a nursery. DG window to rear. Carpet.

FAMILY BATHROOM/WC

Comprising a modern suite to include bath with overhead power shower, clear screen. Wash hand basin. Low level wc. Tiled splashback. ,Loft access. extractor fan.

OFF STREET PARKING

2 car off street parking to front.

FRONT GARDEN

Lawn front garden with plant border. Gated access to rear.

REAR GARDEN

Fence enclosed rear garden, mainly laid to lawn. Paved path & bin store area.

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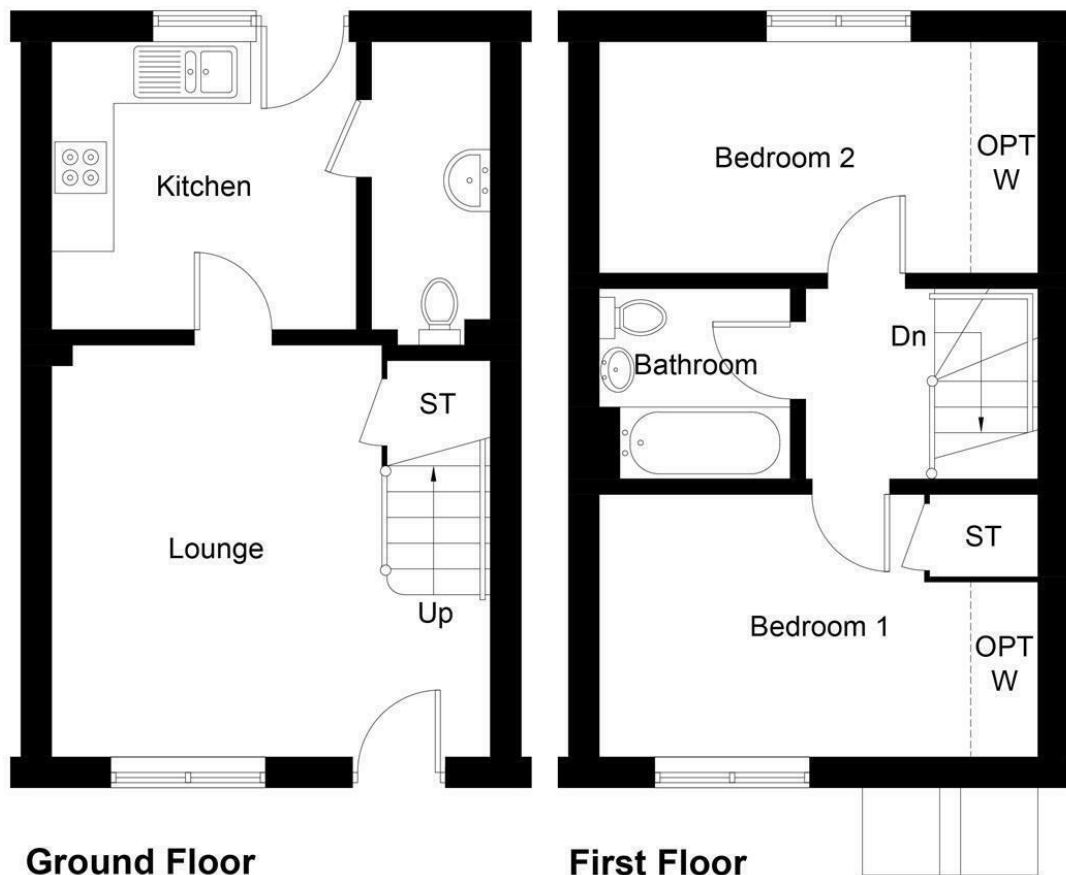
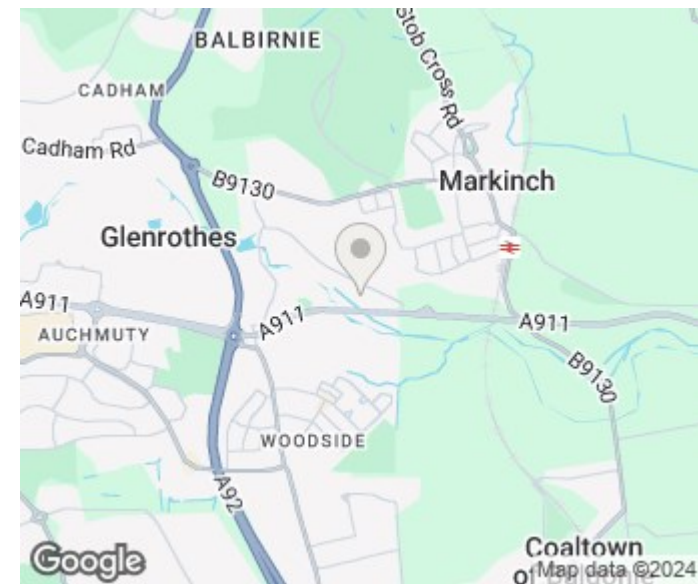


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1008799)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(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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