



**9 MCINNES ROAD
MARKINCH, KY7 6BA**

**£235,000
FREEHOLD**

New for sale a Spacious Extended Detached Bungalow situated in small private cul de sac within a sought-after location close to Mainline train station & local amenities. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a family home comprising: Entrance Porch - 'L' Shaped Entrance Hall - Bright Lounge- Dining Room - Sun Room - Modern Fitted Kitchen - Three Double Bedrooms - Bathroom/WC. Benefitting from DG - GCH - EPC D - HOME REPORT £240,000. Externally generous enclosed gardens on a corner plot to front, side & rear. Driveway & Single Garage. View Now!



**home sweet home
estate agents**
your local property experts

9 MCINNES ROAD

- SPACIOUS EXTENDED DETACHED BUNGALOW • DG
- GCH - EPC D - HOME REPORT £240,000 • THREE DOUBLE BEDROOMS • LOUNGE - DINING RM - SUN RM • MODERN FITTED KITCHEN • BATHROOM/WC • DRIVEWAY - SINGLE GARAGE • LARGE CORNER PLOT • PRIVATE REAR GARDEN • VIEW NOW!



FULL DESCRIPTION

New for sale a Spacious Extended Detached Bungalow situated in small private cul de sac within a sought-after location close to Mainline train station & local amenities. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a family home comprising: Entrance Porch - 'L' Shaped Entrance Hall - Bright Lounge- Dining Room - Sun Room - Modern Fitted Kitchen - Three Double Bedrooms - Bathroom/WC. Benefiting from DG - GCH - EPC D - HOME REPORT £240,000. Externally generous enclosed gardens on a corner plot to front, side & rear. Driveway & Single Garage. View Now!

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.

ENTRANCE PORCH

Security door. DG windows.

'L' SHAPED ENTRANCE HALL

Store cupboard. Loft access.

LOUNGE

Spacious main public room. 3 DG windows to front. Gas fire. Carpet. Blinds.

DINING ROOM

Adjacent to lounge, linking kitchen & sunroom via sliding doors. Carpet.

SUN ROOM

Flexible extension with rear garden aspect. 4 DG windows. Blinds. Carpet.

FITTED KITCHEN

Modern style wall & base cabinets, wipe clean worktop surface, inset 1.5 sink. Integrated 5 burner gas hob, oven. Additional appliances to include, fridge, freezer, dishwasher. DG window to rear.

REAR PORCH

Rear garden access.

BEDROOM 1

Generous main double bedroom. Single wardrobe. DG window to front. Blind. Carpet.

BEDROOM 2

Good size second double bedroom with single wardrobe. DG window to rear. Blind. Carpet.

BEDROOM 3

Bright third bedroom. DG window to front. Blind. Carpet.

BATHROOM

Comprising bath, wash hand vanity unit, low level wc. Frost DG window.

FRONT/ SIDE GARDEN

Large corner garden laid to lawn, bordered by established plants & shrubs. Gated access to rear.

DRIVE

Single drive provides off street parking.

GARAGE

Single garage, up & over door. Rear access. Power & light.

REAR GARDEN

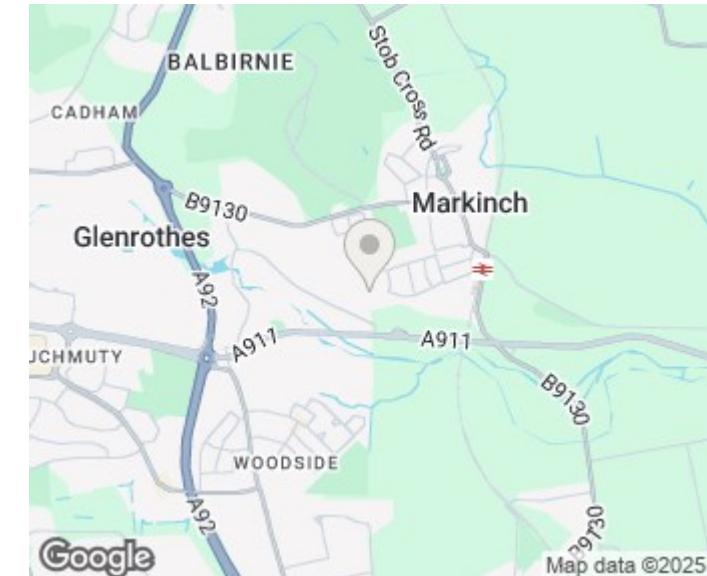
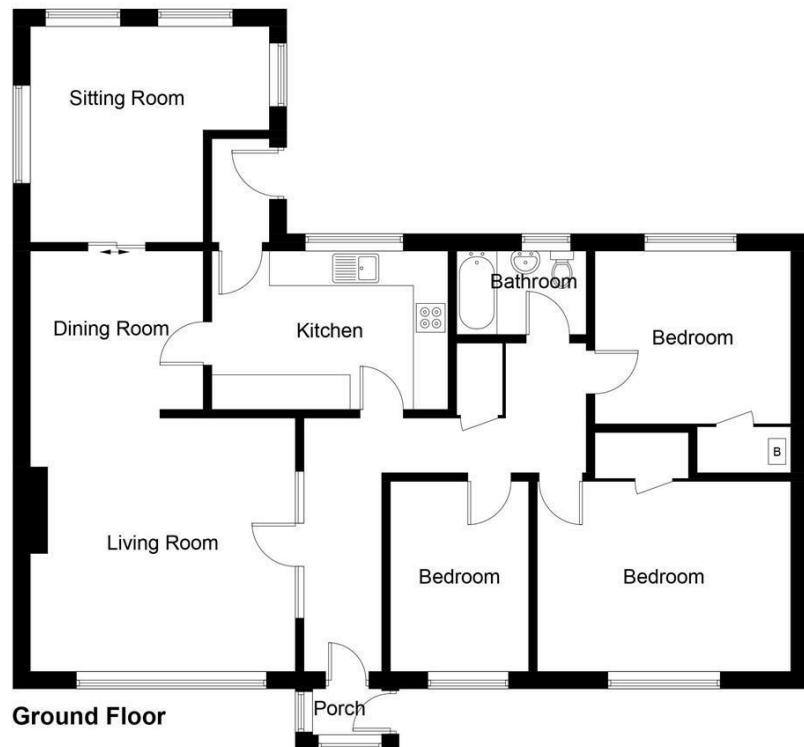
Private enclosed rear garden with South/ West aspect. Paved patios & terraces. Established plants/ shrubs. Greenhouse. Timber shed.

AGENTS NOTE

Roof updated 2013 with 30 year guarantee.

9 MCINNES ROAD





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		81
(81-91)	B		66
(69-80)	C		
(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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