



42 Main Street, Milton Of Balgonie, Glenrothes, KY7 6PX

Offers Over £200,000



Beautiful 2 Bedroom 2 Reception End-Terraced Cottage with a STUNNING GARDEN and OFF STREET PARKING. Situated in a village location with a short drive to Leven and Glenrothes providing all essential local amenities. Markinch Train Station nearby provides EXCELLENT COMMUTER LINKS for Edinburgh and Dundee. Accommodation: Hall, sitting room, dining room, kitchen, 2 double bedrooms and a bathroom. GCH. Landscaped garden. Summer House. Off street parking. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door with opaque glazed inlets leading into the front hall. Cupboard provides storage space. Glazed timber door leads into the sitting room.

SITTING ROOM

23'1" x 12'9" (7.04m x 3.89m)

Spacious sitting room with 2 windows to the front. Feature fireplace with a multi-fuel stove set on a tiled hearth with a timber mantle above. Shelved alcove provides display/storage space. Exposed stone feature wall. 2 radiators. Engineered hardwood flooring. Glazed timber doors lead to the dining room.

DINING ROOM

18'11" x 11'6" (5.79m x 3.51m)

Bright dining room with windows to the rear overlooking the garden. Radiator. Solid wood flooring. Doorway to the kitchen.

KITCHEN

12'4" x 8'2" (3.76m x 2.49m)

Fitted kitchen comprising: Wall mounted, floor standing units with tiled worktops, wet walled splashbacks and a Belfast sink. Freestanding gas range cooker with built-in ovens below and a fitted extractor fan above, space for additional freestanding appliances. Cupboard provides shelving/storage space. 2 windows to the rear. Tiled flooring.

INNER HALL

Leads to the bedrooms and bathroom. Hatch provides access to the roof space. Dado rail. Engineered hardwood flooring.

BEDROOM 1

12'11" x 12'9" (3.95m x 3.89m)

Double bedroom with 2 windows to the front with a fixed window seat. Exposed stone feature wall with a fireplace ideal for a free standing electric fire set on a slate tiled

hearth. Cupboard provides shelving/storage space. Radiator. Solid wood flooring.

BEDROOM 2

10'3" x 9'4" (3.14m x 2.87m)

Additional double bedroom with a window to the front with a fixed window seat. Radiator. Solid wood flooring.

BATHROOM

12'5" x 7'9" (3.81m x 2.37m)

4-piece suite comprising: W.C, wash hand basin, slipper bath and a walk-in shower area with an electric shower unit. Opaque windows to the side and rear. Partially tiled. Radiator. Tiled flooring.

GARDEN

To the rear of the property is an enclosed and mainly laid to lawn garden with borders containing an array of established plants, shrubs and trees. 2 vast paved patios provides an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber shed provides outdoor storage. To the side of the property is a gravel driveway accessed via timber double gates providing off street parking and access to the rear garden.

SUMMER HOUSE

19'0" x 8'1" (5.80m x 2.48m)

Spacious summer house provides an ideal sheltered spot to enjoy time outdoors all year round or could be utilised as a home office. Provision for light and power with laminate flooring.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.

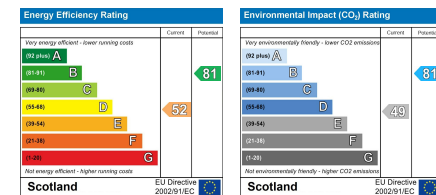




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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