



56 Main Street, Milton Of Balgonie, Glenrothes, KY7 6PX
Offers Over £340,000



STUNNING 4 Bedroom 2 Reception 2 Bathroom Detached Villa in a SOUGHT AFTER location offering VILLAGE LIFE and one-level living with Off Street Parking, Garage and Gardens. Located close to local Woodland and river walks with a short drive for essential amenities including Primary / Secondary Schools. Cameron Bridge Station provides great commuter links for Edinburgh with Markinch Station providing further links for further afield. Accommodation: Hall, sitting room, dining kitchen, sunroom, utility room, shower room, 4 double bedrooms and a bathroom. DG. CGH, Gardens. Potting Shed. Driveway and a Garage. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a timber door with an opaque glazed inlet leading into the lower hallway through the vestibule. Carpeted stairs with a timber balustrade leads to the upper landing. Cupboard provides storage. 2 radiators. Dado rail. Engineered hardwood flooring.

SITTING ROOM

25'10" x 11'10" (7.88m x 3.63m)

Spacious sitting room with double-glazed windows to the front and side with a single-glazed transom window to the sunroom. Feature fireplace with an electric fire set in a timber and slate surround. Cornicing. 3 radiators. Engineered hardwood flooring. Doorway to the dining kitchen.

DINING KITCHEN

18'6" x 17'1" (5.64m x 5.22m)

Stunning fitted 'Neptune' kitchen comprising: Wall mounted, floor standing units with granite worktops and matching upstand. Island provides additional prep and storage space with a twin Belfast sink. Freestanding gas range cooker with ovens below and an integrated extractor fan above. Ample space for dining furniture. Double-glazed windows to the front and side. Beautiful, exposed beams on a vaulted ceiling. 2 radiators. Laminate flooring. Doorway to the sunroom. Double-glazed patio doors provide access to the rear garden.

SUNROOM

16'9" x 11'1" (5.13m x 3.39m)

Bright sunroom with wrap around double-glazed windows overlooking the rear garden. Fixed cupboards provide storage space. Tiled flooring. Double-glazed patio doors provide access to the rear garden.

UTILITY ROOM

12'2" x 7'0" (3.72m x 2.14m)

Convenient utility room comprising: Wall mounted, floor

standing units with space for freestanding appliances.

Cupboard provides storage space. 2 single-glazed windows to the rear. Laminate flooring.

BEDROOM 4

12'0" x 8'8" (3.66m x 2.65m)

Ground floor double bedroom with 2 double-glazed windows to the front. Alcove provides display/storage space. Cornicing. Radiator. Carpeted.

SHOWER ROOM

7'4" x 6'5" (2.24m x 1.97m)

3-piece suite comprising: W.C, wash hand basin and a wet walled shower enclosure with sliding doors and a thermostatic control shower. Cupboard houses the gas central heating condensing combi boiler. Opaque double-glazed window to the side. Laminate flooring.

UPPER LANDING

Double-glazed window to the rear overlooking the garden. Dado rail. Carpeted.

BEDROOM 1

16'11" x 11'10" (5.18m x 3.62m)

Spacious double bedroom with a double-glazed bay window to the front. Fitted wardrobes provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

15'11" x 11'9" (4.86m x 3.60m)

Additional double bedroom with a double-glazed bay window to the front with fixed window seating. Cupboards provide shelving/hanging/storage space. Eaves storage access. Hatch provides access to the roof space. Radiator. Laminate flooring.

BEDROOM 3

11'10" x 7'9" (3.62m x 2.37m)

Further double bedroom with a double-glazed window to the rear. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM

9'1" x 6'11" (2.78m x 2.11m)

Luxury 4-piece suite comprising: W.C, vanity wash hand basin, freestanding bath and a shower enclosure with a pivot door and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Heated towel rail. Amtico flooring.

GARDEN

To the front of the property is low maintenance laid with gravel and established shrubs and trees. A gravel driveway provides off street parking with access to the garage. The side garden is laid to lawn with borders containing an array of mature trees, plants and shrubs. A timber gate leads to the rear garden. The enclosed rear garden is mainly laid to lawn with a paved patio providing an ideal spot for garden furniture to relax and enjoy time in the sun. Doorways to the potting shed and garage. Bin storage area to the side of the property. Enclosed within a timber fence and stone wall surround.

POTTING SHED

9'9" x 6'0" (2.98m x 1.83m)

Good-sized potted shed with fixed workbench and storage space. Concrete flooring.

GARAGE

23'0" x 15'3" (7.02m x 4.66m)

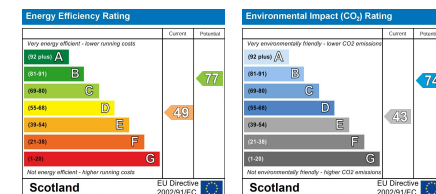
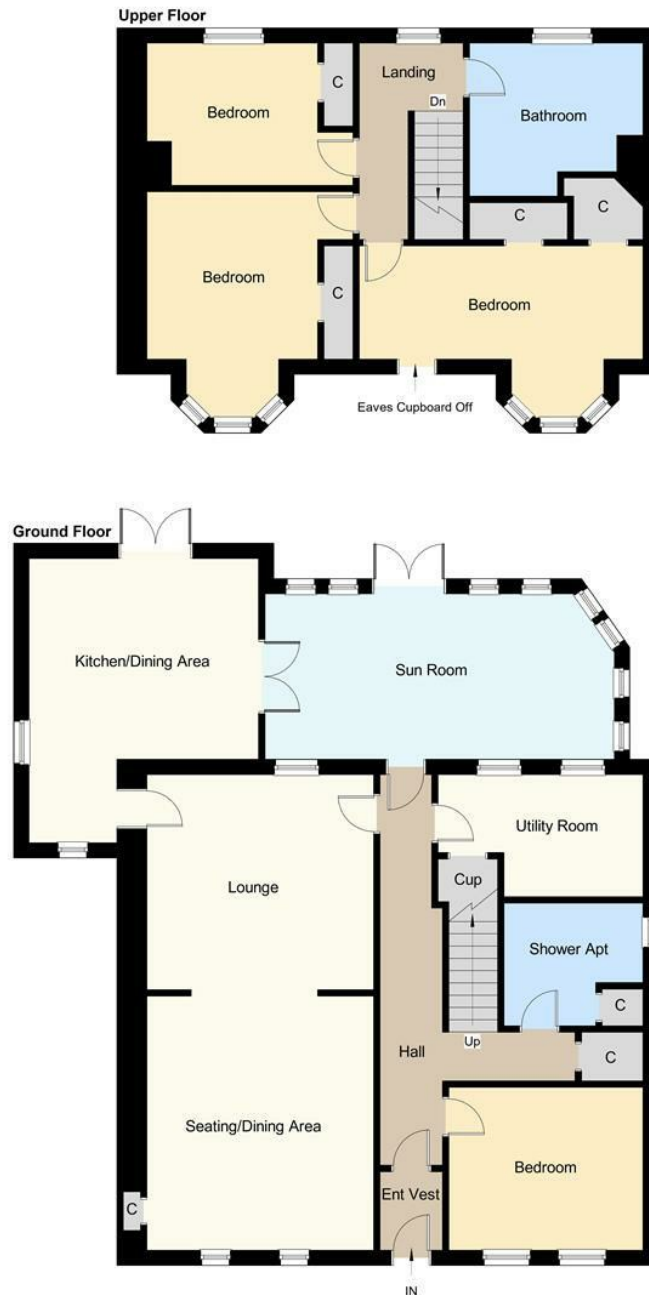
Spacious garage accessed via a metal up and over door. Provision for light and power with concrete flooring. Single-glazed windows to the side provide natural light.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.