



Malcolm Jack
& Matheson

7 MOUNT FROST DRIVE
MARKINCH, KY7 6JQ



OFFERS OVER
£495,000

**IMMACULATELY PRESENTED AND
EXCEPTIONALLY SPACIOUS, 3 BED,
MODERN DETACHED BUNGALOW, WITH
EXTENSIVE GARDENS, DRIVEWAY AND A
DOUBLE GARAGE, LOCATED IN A QUIET
ESTATE ADJACENT TO BALBIRNIE GOLF
COURSE**

**ENTRANCE VESTIBULE
LOUNGE
DINING ROOM
KITCHEN/BREAKFAST ROOM
WC
UTILITY ROOM
THREE DOUBLE BEDROOMS.MASTER WITH
EN SUITE
BATHROOM
FRONT AND REAR GARDENS
LARGE DRIVEWAY
DOUBLE GARAGE
DG & GCH
EPC RATING C**



SITUATION

Markinch is a small residential town with good local amenities and in the heart of Fife, two miles from the centre of Glenrothes, with excellent transport and commuter links by car to the A92, and by train, being well linked to Dundee, Aberdeen and Edinburgh via rail, served by Markinch railway station. The town enjoys a range of local facilities including football, bowling, tennis, a curling club, and parks, the largest of which is Balbirnie Park which includes Balbirnie House Hotel and golf course, with excellent walks through long-established deciduous woodland. The town of Glenrothes has a large range of supermarkets, a retail centre, pubs, restaurants and a modern leisure centre.

PROPERTY

Immaculately presented and exceptionally spacious, three-bedroom, modern detached bungalow built by Manor Kingdom Homes, with extensive surrounding gardens,

driveway and a double garage, located in a quiet estate, in the desirable burgh of Markinch, Fife, adjacent to Balbirnie Park and Golf Course.

Internally the accommodation comprises entrance vestibule, hallway, lounge, large kitchen/breakfast room, utility room, WC, dining room, three double bedrooms, master bedroom with en suite shower room, and a family bathroom. There are excellent storage facilities throughout including a partially floored attic. The property also benefits from gas central heating and double glazing.

Externally this property is surrounded by extensive, well-maintained mature garden grounds. There are a few patio areas including two sun terraces, a summer house, a shed and a bin store. The rear garden backs onto woodland.

ACCOMMODATION

VESTIBULE

Carpet. Telephone point. Door leading through to hall.

HALL 4.08m x 3.79m (13'5" x 12'5")

Large and open hallway with laminate flooring. Radiator with cover.

LOUNGE 5.58m x 5.49m (18'4" x 18')

Spacious lounge with bay window to front. Marble fireplace housing gas coal effect fire. Three radiators. Telephone point. Carpet.

DINING ROOM 3.95m x 3.47m (12'11" x 11'5")

Window to rear. Radiator. Carpet. Double doors through to hall.



WC 2.98m x 1.20m (9'9" x 3'11")

Cream two-piece suite. Extractor fan. Radiator. Partly tiled. Tiled flooring.

KITCHEN/BREAKFAST ROOM 8.49m 3.48m (27'10" x 11'5")

Tasteful modern fully fitted kitchen. Integrated fridge/freezer, electric hob, cooker hood, double oven, dishwasher, sink and drainer. Radiator. Space for dining table, chairs, sofas. French doors out to the sun terrace and garden. Windows to the rear.

UTILITY ROOM

Matching fitted wall and base units. Free standing washing machine and a tumble dryer. Integrated sink. Built in cupboard with shelving. Door through to the double garage. Radiator. Door out to the garden.

INNER HALL 4.88m x 2.67m (16" x 8'9")

This is a generous area of space currently being used as a home office. Telephone point. Built in cupboard housing boiler, water tank, fuse box and meters. Hatch to partially floored attic with Ramsay ladder. Laminate flooring.

BEDROOM ONE 4.49m x 3.95m (14'9" x 12'11")

Exceptionally spacious double bedroom. Double doors out to the sun terrace. Radiator. Laminate flooring. Walk in wardrobe with fully length mirror, shelf, hanging rail and carpet.

ENSUITE SHOWER ROOM 2.27m x 1.86m (7'6" x 6'1")

Modern walk-in shower with wet wall with fitted mixer shower. Radiator. Fitted vanity unit. Integrated wash hand basin and WC also units providing storage. Mirror. Shaver point. Extractor fan. Partly tiled. Opaque window. Tiled flooring.

BEDROOM TWO 3.56m x 3.41m (11'8" x 11'2")

Spacious double bedroom. Two built in double wardrobes. Radiator. Window to front. Carpet.

BEDROOM THREE 3.56m x 3.48m (11'8" x 11'5")

Spacious double bedroom with window to front. Double built in wardrobe. Radiator. Carpet.

BATHROOM 2.70m x 2.35m (8'10" x 7'9")

White four-piece suite comprising bath, shower cubicle with wet wall and fitted mixer shower. WC. Fitted vanity unit with integrated wash hand basin and units for storage. Mirror. Shaver point. Radiator. Opaque window. Tiled flooring.

GARDENS AND GROUNDS

The property boasts extensive well maintained mature garden grounds to the front and the rear.

The front garden comprises of a large area of lawn, with a further two small sections of lawn. There is a large driveway leading to a double garage. The garage has an electric up and over door, power, window to rear and a hatch to roof space accessed by a fitted Ramsay ladder.

The rear garden is fully enclosed and large with areas of mature plants and there are steps and path that weaves through the garden. There are a few areas of patio including two sun terraces, a summer house, a shed and a bin store. The rear garden backs onto woodland with a gate for direct access ideal for dog walkers.

There is ample on street parking within the estate.

EXTRAS

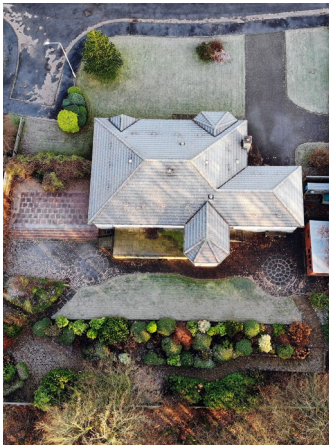
All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances, the free-standing washing machine, tumble dryer, the free-standing fridge/freezer in the garage, the summer house and the shed.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.



OFFERS

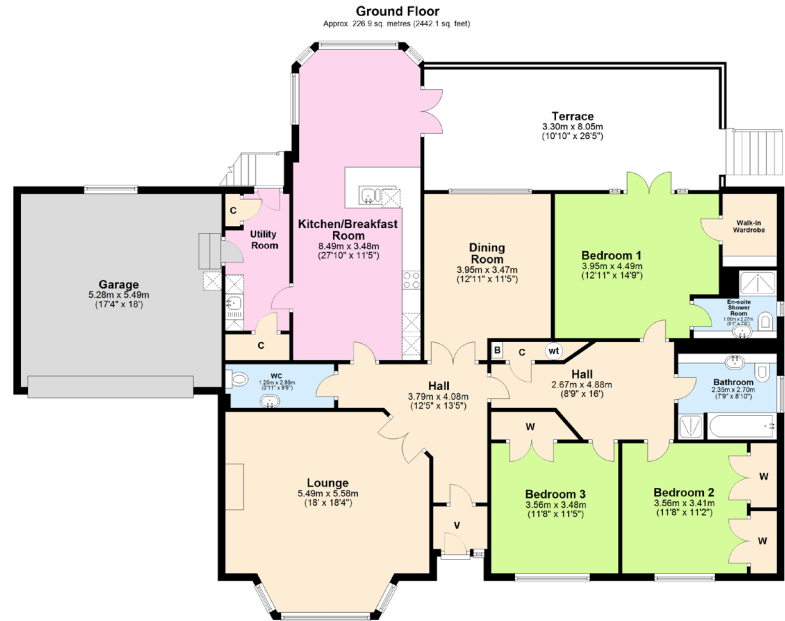
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set.

A note of interest holds no contractual obligations for either the purchaser or the seller.

As this property was vacant when we were asked to arrange the sale, we have been unable to verify certain information. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and responsibility is taken for any error or omission. This plan is for guidance purposes only and should not be used as such for any prospective purchase.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

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