Offers Over £424,995

9 Northall Road, Markinch, Fife, KY7 6JR

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* Rarely available extended detached bungalow situated in the sought after village of Markinch.

* The property has been completely renovated and comprises lounge/dining room/kitchen, utility room, lounge/bedroom, three further bedrooms, en-suite dressing room, en-suite bathroom/shower room, en-suite shower room/WC and separate bathroom/shower room/WC.

* Beautifully landscaped gardens to the front and rear.

* Large driveway providing off street parking for several vehicles.

* Single garage.

* CCTV security system.

* Gas central heating.

* Double glazing.

* Within walking distance of the High Street, Train Station, Primary School, the local park and many other amenities.

Directions

Using Google Maps, enter the property postcode KY7 6JR and follow the directions. The property will be indicated by our For Sale Board.

Entrance

Entrance is gained through a composite double glazed door with central opaque double glazed panels into the hallway. The hallway has oak facings and skirtings. Matching internal doors. LED ceiling downlighters. Cloak cupboard. Meter cupboard.

Lounge/Dining Room/Kitchen

7.65m x 7.9m (25' 1" x 25' 11")
This is a beautifully designed modern open plan contemporary living space. To the rear, there are five bi-folding double glazed doors which provide wonderful open views onto the rear garden. Spectacular fitted lounge furniture with feature lighting and glass display cabinets. Large central island with two separate built in wine cooler fridges. Integrated sink. Induction hob. Above the hob, there is a ceiling extractor with feature lighting. Large range of fitted bespoke designed kitchen units with LED lighting and fitted wall mounted appliances. The appliances include a hide and slide Neff oven, a Neff microwave with warming tray and a separate freestanding fridge freezer with water and ice dispenser. Integrated dishwasher.

Utility Room

2.6m x 3.8m (8' 6" x 12' 6")
Plumbing for an automatic washing and tumble dryer. The gas central heating boiler is located in this room. Good quality kitchen units with co-ordinated worktops. Built in sink and drainer. Matching flooring to the kitchen. Composite double glazed door providing access to the side garden.

Lounge/Bedroom 4

3.69m x 5m (12' 1" x 16' 5")
This was the original lounge to the home. Two large double glazed windows to front. Top quality fitted carpeting. Central ceiling light. Oak door with four glazed panels.

Bedroom 1 Suite

4.93m x 10.69m (16' 2" x 35' 1")
Large main double bedroom. Spectacular view of the rear garden and rear garden deck. Ceiling downlighters. Panoramic double glazed windows. Matching sliding doors. Modern contemporary light grey flooring.

Dressing Room
Full walk in dressing room with LED ceiling downlighters. Double glazed window. Fitted drawers and hanging rails.

En-suite Bathroom/Shower Room/WC
Wall mounted wash hand basin with storage drawer. Vanity mirror above the wash hand basin. WC with wall mounted flush cistern control. Bath with wall mounted control. Recess shelving. Double sized shower cubicle with handheld shower attachment and separate overhead attachment. Ceiling downlighters. Wall mounted radiator. Porcelanosa tiling from floor to ceiling height.

Bedroom 2

2.86m x 4.53m (9' 5" x 14' 10")
Double bedroom. Double glazed window to front. Modern fitted wardrobes with sliding doors. Top quality fitted carpeting.

En-suite Shower Room/WC 2

Entrance Area
2.9m x 1.45m (9' 6" x 4' 9")
Store cupboard.

Shower Room/WC
1.73m x 2.19m (5' 8" x 7' 2")
Wall mounted wash hand basin with fitted vanity drawer. Vanity mirror above the wash hand basin. Feature tiling above the wash hand basin. Separate WC with wall mounted flush cistern control. Recess shelving. Separate shower cubicle with double sized shower base and glazed screen. Mixer controlled shower with separate handheld attachment and overhead rain attachment. Fully tiled with Porcelanosa tiling from floor to ceiling height. Opaque double glazed window. Ceiling LED downlighters. Large wall mounted radiator.

Bedroom 3

2.91m x 3.56m (9' 7" x 11' 8")
Double bedroom. Top quality carpeting. Double glazed window to front. Fitted double wardrobes with sliding doors. Central ceiling light.

Bathroom/Shower Room/WC

3.53m x 2.47m (11' 7" x 8' 1")
Wall mounted wash hand basin with vanity drawer. Vanity mirror above the wash hand basin. Fully tiled with Porcelanosa tiles from floor to ceiling height. Recess features for shelving. WC with wall mounted flush cistern control. Separate bath. Walk in double sized shower cubicle. Handheld shower attachment and separate overhead rain shower attachment. Opaque double glazed window with opening hopper. Ceiling downlighters. Storage cupboard. Large wall mounted radiator.

Garden

Since purchasing the property in December 2016, the garden grounds and the original property have gone through a magnificent refurbishment. A full extension has been added to the rear of the home which is almost the same size as the original property. The garden grounds to front have been beautifully landscaped. Feature shrubs. Retaining walls. Large tarmacadam driveway with turning points. The rear garden provides a country setting. Large timber deck. Sprawling grass lawns with a woodland backdrop. Feature plants and shrubs throughout. Summerhouse with power. Greenhouse. At the foot of the garden, the Markinch Burn provides a beautiful picturesque water feature to the perimeter of the home.

Garage

The property benefits from having a single garage with an up and over door providing entry. Power facilities. The electric meter is stored in the garage.

Floor Space

The property floor space is 203.3 m2.
The rear extension to the property was 106.6m2 when is was added in 2017.

Security

The property benefits from having a full set of remotely accessed CCTV cameras.

Heating and Glazing

Gas central heating. Top quality double glazed windows throughout.

Contact Details

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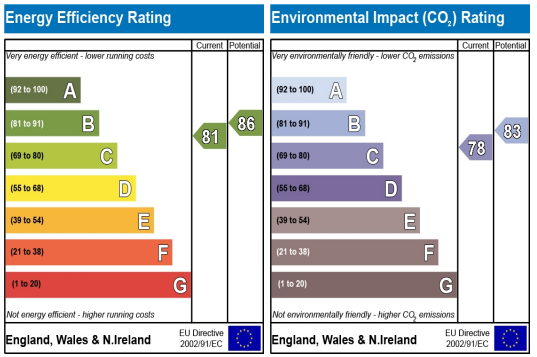


Prospective purchasers should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold without notice. The subscribers are not bound to accept the highest/any offer. These particulars are prepared using information our clients have provided us. These particulars are not intended to form a contract.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

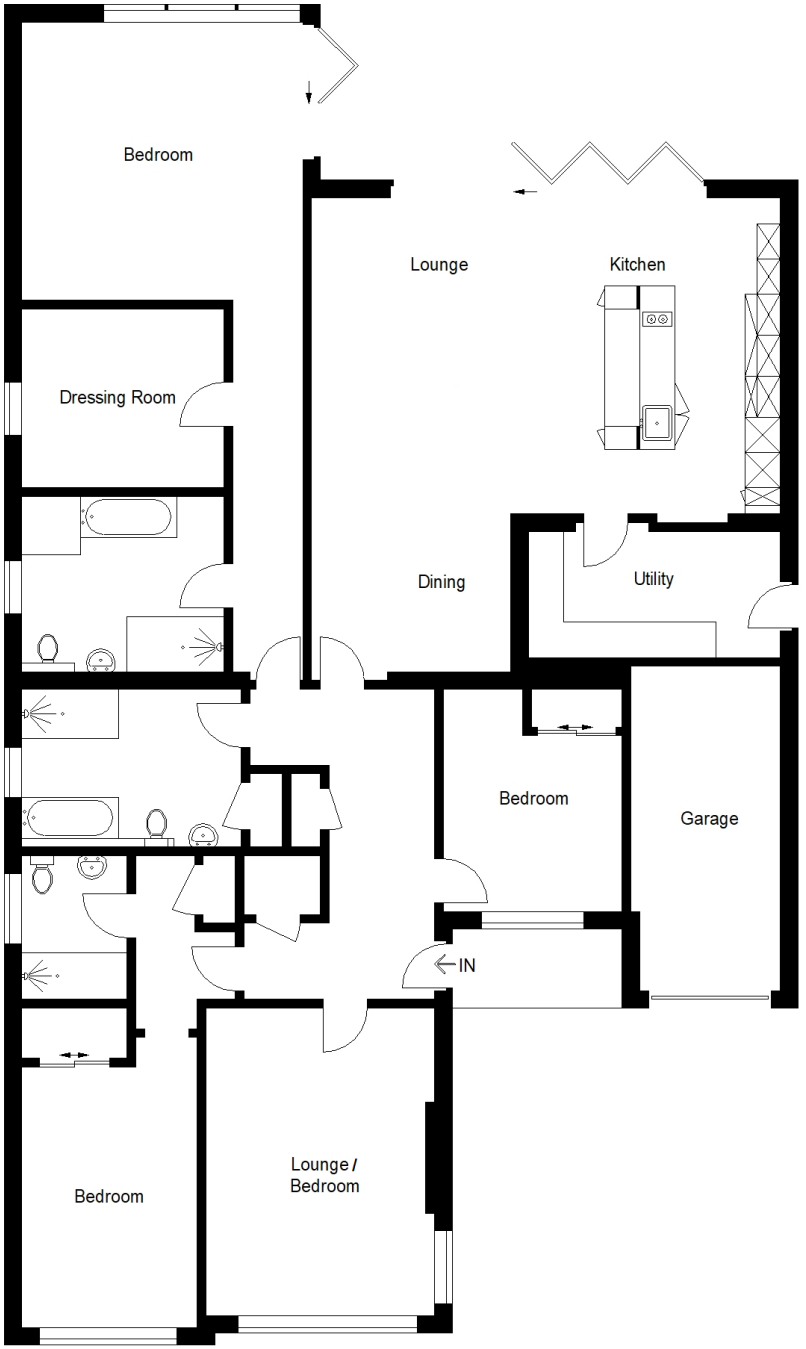
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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