



Offers Over £140,000  
3 John Dixon Court



01333 421 816

[leven@delmorestateagents.co.uk](mailto:leven@delmorestateagents.co.uk)



# John Dixon Court

Markinch, Glenrothes, KY7 6BQ

This fabulous GROUND FLOOR APPARTMENT forms part of a sympathetic development of a traditional stone built church. The property enjoys many traditional features, yet offers all the benefits of a classic new home. Boasting a superb central location within this sought after village. Accommodation is set in a semi open plan lay out and comprises; Hall, formal dining room, partially open plan lounge with double aspect windows, the most modern of breakfasting kitchens, luxury family bathroom with bath and shower plus two double bedrooms. Shared garden, private parking, double glazing and gas central heating. A Marvellous family home with all accommodation at ground floor level.





### Communal Entrance

Access to the main property is through a traditional timber security door. The communal hall serves four properties. A further traditional panelled external door offers access to number Three John Dixon Court.

### Hall

The Hall is open plan to the formal Dining Room. Large walk in cupboard allows for storage. (also houses the electric meter and fuse box) . Laminate flooring.

### Dining Room

3.38m x 5.68m (11' 1" x 18' 8")

The dining room is large enough for the largest of dining room tables plus additional free standing furniture. The room is semi open plan to the lounge and breakfasting kitchen. An internal door leads to the inner hall. Laminate flooring. Wall mounted entry phone system.



### Lounge

4.46m x 3.86m (14' 8" x 12' 8")

A well proportioned public room, the lounge is semi open plan to the dining room with two steps forming the divide. Double aspect Gothic style window formations look to both side and rear of the property and allow an abundance of natural light. Laminate flooring. Recessed display shelving.

### Breakfasting Kitchen

3.38m x 2.69m (11' 1" x 8' 10")

The spacious Breakfasting Kitchen enjoys a good supply of high end, gloss finished floor and wall storage units, drawer units, block marble effect wipe clean work surfaces with brick effect, ceramic tiled splash backs and inset one and a half basin sink, drainer and mixer taps. Small coordinated breakfast bar. Integrated electric fan assisted oven, four burner hob and modern chrome finished chimney style extractor. Plumbing for automatic washing machine. A triple Gothic style window formation over looks the communal garden area.



### Inner Hall

The inner hall is accessed from the dining room and in turn has internal doors leading to both double bedrooms and the luxury family bathroom. Two separate large cupboards offer great storage. Laminate flooring.

### Family Bathroom

3.81m x 2.38m (12' 6" x 7' 10")

The most luxuriant of family bathrooms, boasting four piece suite comprising low flush WC with concealed cistern set into a tasteful vanity, wash hand basin set into a further tasteful vanity, full sized bath with corner mounted mixer taps and hand held shower fitments plus a fabulous curving shower compartment with thermostatically controlled shower and drying area. The room is extensively tiled and wet walled. Feature mirrored wall. Ladder style heated towel rail.

### Bedroom One

3.82m x 3.42m (12' 6" x 11' 3")

An excellent sized double bedroom with triple Gothic style window formation looking to the side of the building. Picture rail decoration. Modern contemporary flooring.



### Bedroom Two

3.82m x 2.91m (12' 6" x 9' 7")

A second excellent sized double bedroom, similar to bedroom one with a triple Gothic style window formation over looking the shared garden area. Laminate flooring.

### Communal garden and Parking

The property has off street parking to the front of the property, additionally there is a large easily maintained garden area to the side of the property.

### Heating and Glazing

Gas Central Heating. Double glazing.

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel: 01333 421816  
[www.delmorestateagents.co.uk](http://www.delmorestateagents.co.uk)

### 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

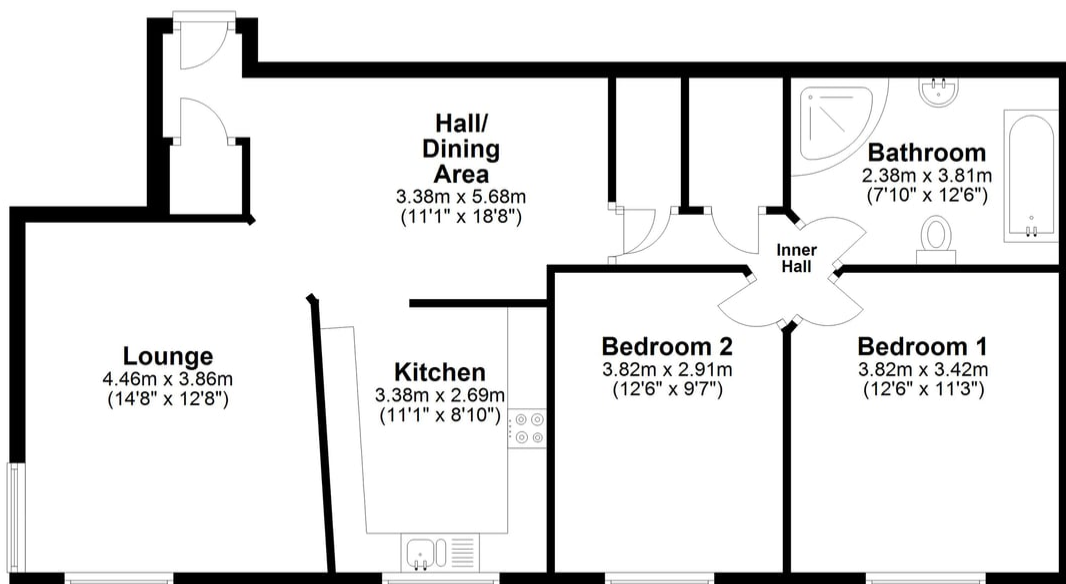
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





### Ground Floor

Approx. 80.4 sq. metres (865.2 sq. feet)



Total area: approx. 80.4 sq. metres (865.2 sq. feet)

Please note floor plan is for guidance only and all efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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