



ROLLOS

50 HILL TERRACE

MARKINCH KY76EN

50 HILL TERRACE, MARKINCH, KY76EN

FIXED ASKING PRICE £115,000

- Spacious mid terraced villa, which has been extended
- Hallway
- Lounge
- Utility
- Fitted kitchen
- Conservatory
- Upper Level
- Three good -sized bedrooms
- GCH, DG

Number fifty is a spacious well presented mid terraced villa which has been sympathetically extended to the rear.

The property is entered via a double glazed door, which opens, into the hallway. Window to the front. Laminate flooring. Storage cupboard below the staircase and recess area. The lounge has a picture window to the front. Gas Fire.

To the rear of the property there is a utility area with a double glazed door leading through to the conservatory.

The kitchen is fitted with attractive base and wall units with complimenting work surfaces and coloured sink with drainer. Two windows to the rear. Integral microwave, oven and gas hob. Larder fridge. Extractor. Breakfast bar area.

The conservatory is glazed on three sides. Laminate flooring.

A staircase leads to the upper level.

Within the mid landing there is a recess and window to the side. There are three bedrooms. The first bedroom has a window to the front. Storage with louver doors.

The second bedroom has a window to the front. Built in wardrobe along one wall. The third bedroom has a window to the rear. Built in storage along one wall. Dado rail.

The family bathroom has been recently upgraded and is fitted with a w.c., wash hand basin, bath and separate shower cubicle with mixer shower. Full ceramic wall tiling. Heated towel rail.

There is a gas fired central heating system and all windows are double- glazed.

There is an area to the front of the property offering off street parking.

The garden to the rear is delightfully laid out for ease of maintenance with pond feature.

ROOM SIZES

Lounge	3.99 x 3.99 (13'1" x 13'1")
Fitted Kitchen	4.30 x 3.01 (14'1" x 9'11")
Conservatory	2.82 x 3.42 (9'3" x 11'3")
Bedroom	2.94 x 3.47 (9'8" x 11'5")
Bedroom	3.77 x 3.10 (12'4" x 10'2")
New room	

INCLUDED

All fitted carpets, fitted floor coverings, built in kitchen appliances and larder fridge will be included in the marketing price.

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

VIEWING

By Appointment Through Our Cupar Office
Telephone
01334 654081

COUNCIL TAX BAND B

EPC RATING D

FLOOR AREA 104sq m





We are pleased to offer a FREE VALUATION AND QUOTATION without any obligation.
Contact our Property Department at any of our offices.

67 Crossgate, Cupar, Fife KY15 5AS
Tel: 01334 654081 Fax: 01334 656350
e-mail: cupar@rollos.co.uk

36 Cupar Road, Auchtermuchty, Fife KY14 7DD
Tel: 01337 828775 Fax: 01337 827102
e-mail: auchtermuchty@rollos.co.uk

6 Bell Street, St Andrews, Fife KY16 9UX
Tel: 01334 477700 Fax: 01334 478282
e-mail: standrews@rollos.co.uk

North House, North Street, Glenrothes, Fife KY7 5NA
Tel: 01592 759414 Fax: 01592 754530
e-mail: glenrothes@rollos.co.uk

Web site: www.rollos.co.uk

24 hour answering service at all our offices

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