



30 Mount Frost Gardens, Markinch, KY7 6JL
Offers over £255,000



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OFFERS OVER
£255,000

Number thirty is a very spacious detached villa, positioned within this popular residential estate on the edge of the well known Balbirnie Park.

The property which has been sympathetically extended, is being offered for sale in an immaculate condition throughout.

The property is entered via a timber door with glazed inserts, which leads into the hallway.

The impressive master bedroom/public room, which was originally the double garage, offers four windows to the front.

The breakfasting kitchen offers a Bow window to the front and window to the side. The kitchen is fitted with attractive base and wall units with complementing work surfaces and stainless steel sink with drainer. Integral double hob and double oven. Integral dishwasher and fridge/freezer. Breakfast bar area. Recess ceiling and kick board lighting.

The utility offers a door to the rear.

Complementing base and wall units with stainless steel sink with drainer. Deep storage cupboard. The w.c., is fitted with a w.c. and small wash hand basin Deep display sill.

The lovely lounge offers window to the front. Marble fireplace with electric fire. An archway leads through to the dining room area. Patio doors lead out to the front.

A staircase leads to the upper level. Small feature

high level windows. Double storage wardrobes.

The impressive master bedroom offers a triple window to the front. Built in storage along one wall with mirrored doors, access to the en suite.

Dressing room area with built in double wardrobes with mirrored doors.

The en suite is fitted with a w.c. wash hand basin and recess shower with mixer shower. Opaque window. Full ceramic tiling.

The second bedroom offers a window to the side. Storage cupboard.

The third bedroom offers a double window to the front. Built in wardrobes with mirrored doors.

The fourth bedroom a window to the front. Built in wardrobes with mirrored doors.

The family bathroom is fitted with a w.c., wash hand basin and bath with over bath mixer shower. Heated towel rail. Opaque window. Full ceramic wall tiling. Extractor.

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

The South facing garden to the rear is enclosed and laid to lawn. Timber shed and additional lean too shed to side. A gate leads out to woodland walk.

The garden to the front is open plan. To the side there is a double driveway offering private parking.





- Very impressive, extended, detached villa
- Hallway
- Public room/bedroom
- Breakfasting kitchen & utility
- Lounge/dining room
- 4 bedrooms one en suite
- Family bathroom & W.C.
- G.C.H., D.G.
- Garden grounds to the front and rear
- Double driveway

INCLUDED

All fitted carpets, fitted floor coverings, all built in appliances where mentioned and two sheds will be included in the marketing price.

SERVICES

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

VIEWING

By Appointment Through Our Cupar Office
Telephone: 01334 654081

COUNCIL TAX BAND G

EPC RATING C

FLOOR AREA 158 sqm







Room Sizes

Approximate measurements

Public room / bedroom	16'8" x 17'3"	5.09 x 5.26
Breakfasting kitchen	13'1" 173'11" x 10'4"	4.53 x 3.16
Utility	5'2" x 6'4"	1.57 x 1.93
W.C.	6'4" x 2'9"	1.93 x .84
Lounge	13'9" x 15'1"	4.19 x 4.60
Dining room	15'7" x 11'6"	4.75 x 3.50
Master bedroom	14'2" x 15'0"	4.32 x 4.58
En suite	4'10" x 4'2"	1.47 x 1.28
Bedroom	10'0" x 7'4"	3.06 x 2.24
Bedroom	9'5" x 13'3"	2.86 x 4.05
Bedroom	10'2" x 9'5"	3.10 x 2.87
Bathroom	5'9" x 6'11"	1.74 x 2.11





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We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.