



**3 John Dixon Court Balbirnie Street, Markinch – KY7 6BQ**

Glenrothes

Offers Over £159,995





## 3 John Dixon Court Balbirnie Street

Markinch, Glenrothes

Looking for the Wow Factor then look no further.... New for sale a Stunning Traditional Ground Floor Apartment set within a converted 'B' Listed church modernised by present owner. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a flexible home in super location adjacent to park & close to all local amenities including mainline Train Station. Comprising Lounge - Open Plan Dining Kitchen (updated to include sound proofing) - Two Double Bedrooms - Luxury 4 Piece Family Bathroom. Benefitting from DG - GCH - EPC B - HOME REPORT £160,000. Externally off-street parking & shared garden. Early Viewing Highly Recommended to fully appreciate this home. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STUNNING TRADITIONAL 'B' LISTED GROUND FLOOR APARTMENT
- BEAUTIFUL CHURCH CONVERSION
- TWO LARGE DOUBLE BEDROOMS
- GENEROUS OPEN PLAN DINING KITCHEN
- DG- GCH - EPC C
- BEAUTIFUL LOUNGE
- LARGE LUXURY 4 PIACE BATHROOM
- OFF STREET PARKING - SHARED GARDEN
- UPGRADED BY PRESENT OWNER
- SUPER LOCATION CLOSE TO PARK



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**COMMUNAL GARDEN**

**OFF STREET**

1 Parking Space





| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 72      | 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                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  | 72      | 78        |
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| (1-20) <b>G</b>   |         |           |
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| England, Scotland & Wales                                       |         |           |
| EU Directive 2002/91/EC   |         |           |



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