




McEwan Fraser Legal

Solicitors & Estate Agents

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1 Alexandra Crescent

MARKINCH, GLENROTHES, KY7 6AP



THE LOCATION

MARKINCH, GLENROTHES

Markinch is a small town in Fife located to the East of Glenrothes. It provides so much for a broad range of buyers such as Balbirnie House and golf club.

The property is within easy walking distance of main line railway station, shops, pubs, restaurants and other amenities.

Situated in the heart of Fife in East Central Scotland and located approximately equidistant between the cities of Edinburgh (32 miles) and Dundee (27 miles).

Recreational facilities include the newly built Michael Woods regional sports centre, Balgeddie Fountain Spa and Hotel, and Civic Centre with theatre as well as at least one five star hotel, golf courses and a number of eateries dotted around.

The town has strong links with the main Scottish transport network with bus and Markinch Train Station having links to all major cities. Glenrothes has a variety of schools at both primary and secondary level with the Auchmuty High School being the popular choice.

THE PROPERTY

1 ALEXANDRA CRESCENT

An excellent opportunity has arisen to acquire this lovely semi-detached house, well situated in the heart of Markinch . Viewing of this property is highly recommended.

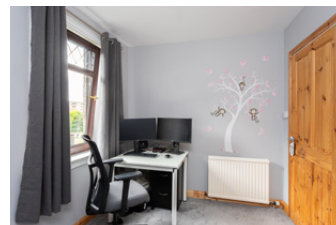
Internally the accommodation is in immaculate decorative order, briefly comprising: ground floor: entrance vestibule leading to the spacious hallway, lounge with large window letting in an abundance of light, a modern and bright kitchen with an integrated gas hob/electric oven with extractor fan and access to the rear garden through the rear door. The wonderful three-piece family bathroom with a walk-in shower is also located on the ground level.

Upstairs there are three large double bedrooms which include the impressive master bedroom with storage. There is ample storage throughout the upper floor. The property is set within good-sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include, driveway to the side leading to the garage.

This property also benefits from gas central heating, full double glazing, a driveway to allow for off-street parking for up to 2 cars, as well as more than adequate unrestricted on-street parking to accommodate for visitors.

Viewing is highly recommend to appreciate the accommodation on offer.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

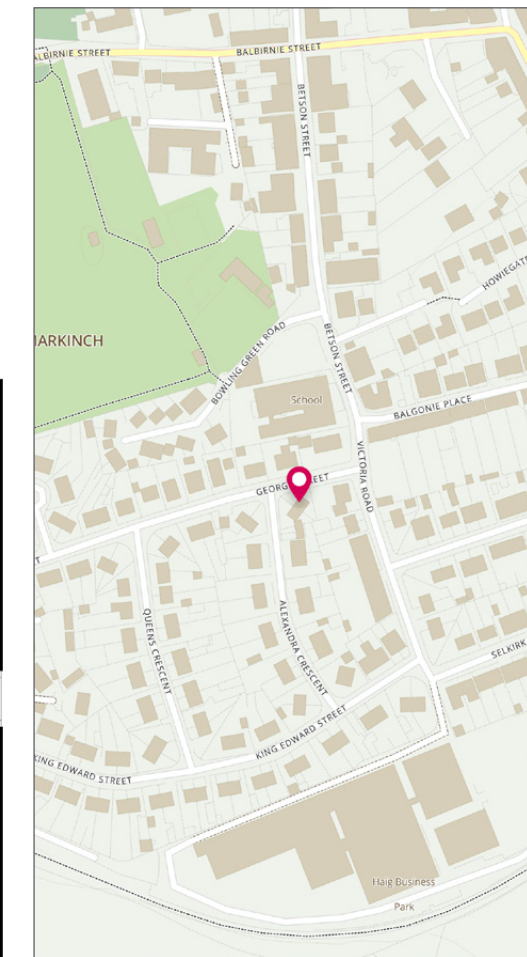
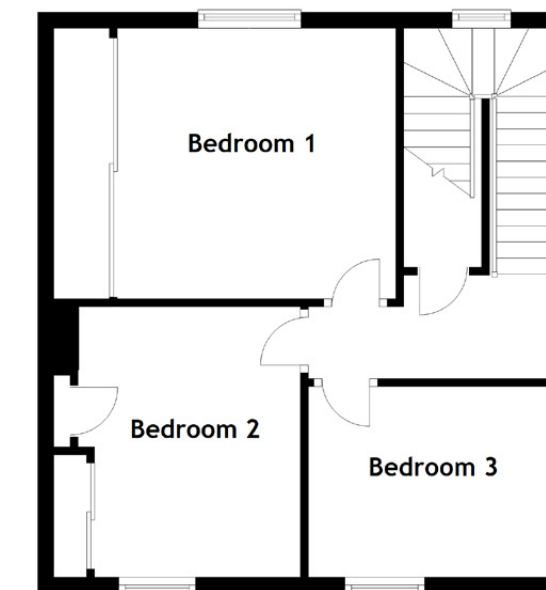
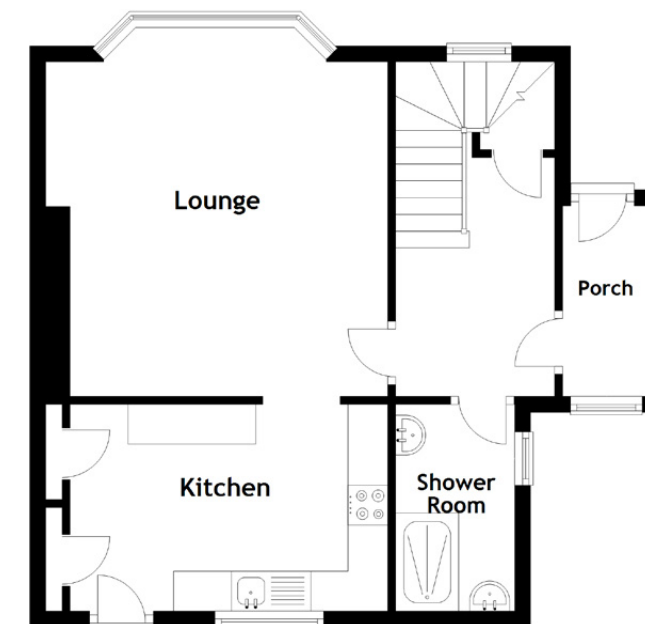
Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.20m (13'10")
Kitchen	4.00m (13'1") x 2.60m (8'6")
Bedroom 1	3.50m (11'6") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 3.10m (10'2")
Bedroom 3	3.20m (10'6") x 2.40m (7'10")

Shower Room 2.60m (8'6") x 1.50m (4'11")

Gross internal floor area (m²): 93m²

EPC Rating: C





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