



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01592 800 695

**73 King Edward Street**

MARKINCH, FIFE, KY7 6AW





# MARKINCH

Rightful, past winner of Britain in Bloom, Glenrothes offers a good mix of housing styles interspaced with green spaces and park areas. The summer sees an abundance of floral displays along its wide roads adding to the pleasure of living there.

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), Glenrothes is the administrative capital of Fife containing both the Fife Council and Fife Constabulary headquarters.

The town is unique in Fife as the majority of the town's centre is contained indoors, the Kingdom Shopping Centre providing a great deal more than normal requirements. 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 newly built Auchmuty High School being the popular choice.



# 73 KING EDWARD STREET

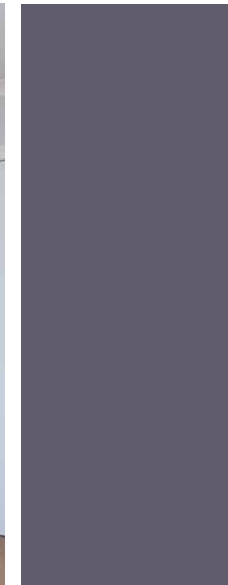
## Excellent ground floor flat

73 King Edward street is a delightful villa within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. It has also has been well maintained by the current owner and as a result, it is in move-in condition.

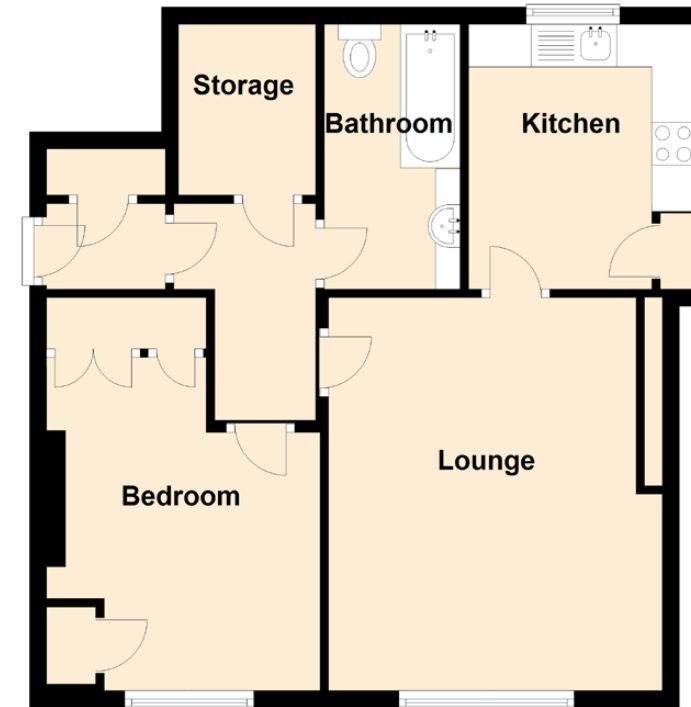
Access is to the side of the property into the vestibule witch leads to the hallway. The bright and spacious lounge is pleasantly located to the front of the property, with feature windows flooding the room with light. The kitchen features a range of floor and wall mounted units with windows overlooking the rear garden. There is a good sized bedroom which is double in size. It benefits from space for free-standing furniture if required. The bathroom is partially tiled, with an overhead shower. This completes the accommodation.

The property also benefits from single glazing and gas central heating. Off-street parking is available close to the property. Viewing is recommended to appreciate the accommodation on offer.





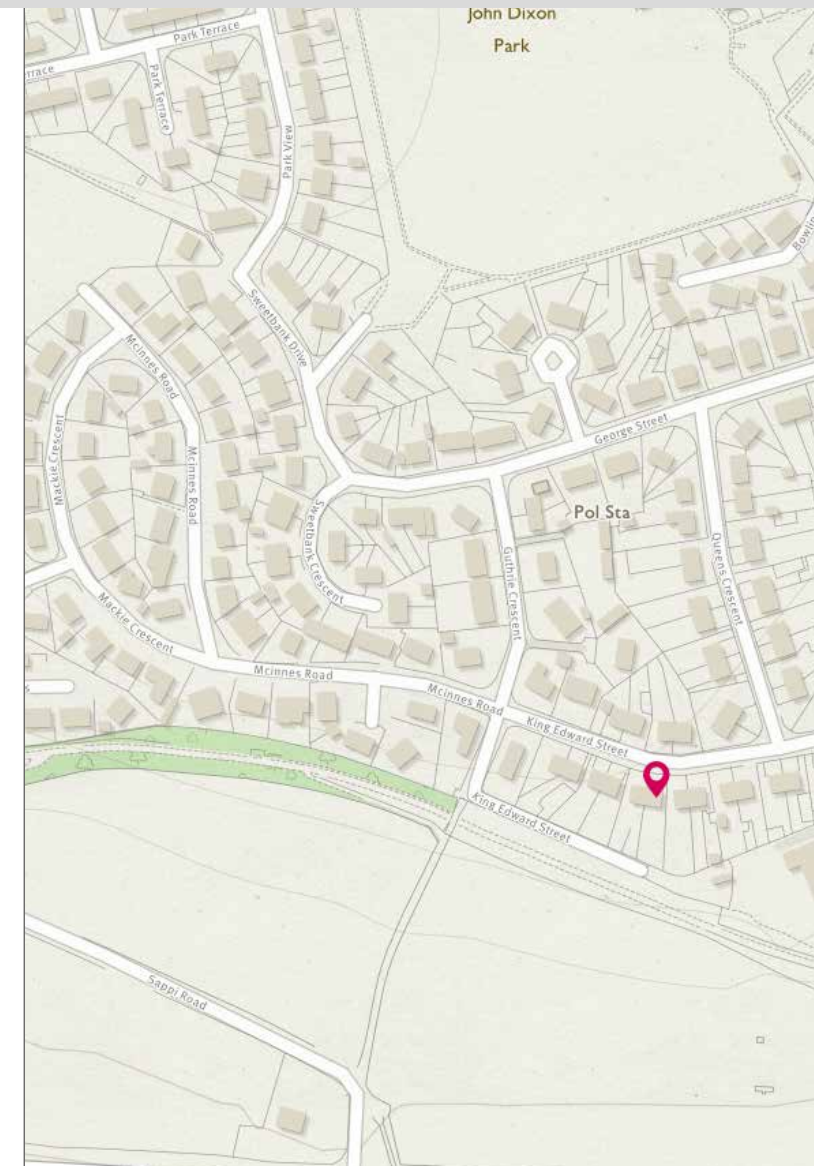
# PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	3.10m (10'2") x 2.30m (7'7")
Bedroom	3.90m (12'10") x 3.20m (10'6")
Bathroom	3.10m (10'2") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 53m<sup>2</sup> EPC Rating: D





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## Solicitors & Estate Agents

Tel. 01592 800 695  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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**JAY STEIN**  
 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ABBEY TURPIE**  
 Designer