




McEwan Fraser Legal

Solicitors & Estate Agents

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15A High Street

MARKINCH, GLENROTHES, KY7 6DQ

THE LOCATION

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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 the mainline 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 levels with the Auchmuty High School being the popular choice.



15A HIGH STREET

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Nestled in the heart of the charming town of Markinch, this split-level ground-floor villa is a two-bedroom gem that offers not just a place to call home, but a lifestyle of convenience and comfort. Located on the bustling high street, the property enjoys immediate access to an array of amenities, making it a prime choice for those who value both accessibility and tranquillity.

As you step through the front door, a sense of spaciousness and modernity greet you. The large and lengthy hallway beckons you further into the residence, setting the tone for the inviting and well-maintained interior. Natural light streams in through the uPVC double glazing, creating an ambience that is both bright and welcoming. For those colder Scottish days, the gas-fired central heating ensures that warmth and comfort are always at hand.

The layout of this property is designed with practicality in mind. A laundry/utility room adds to the convenience of daily living, while the entire villa is presented in impeccable walk-in condition. No renovations or repairs are necessary, allowing new owners to simply move in and start enjoying their new home.

Both the bathroom and kitchen in this villa have been thoughtfully

modernized, providing an updated and stylish living space that perfectly balances form and function. The large living/dining room is a focal point of the home, offering a versatile area for relaxation, entertaining, and dining. Whether you're hosting a dinner party or simply enjoying a quiet evening, this space is sure to accommodate your needs.

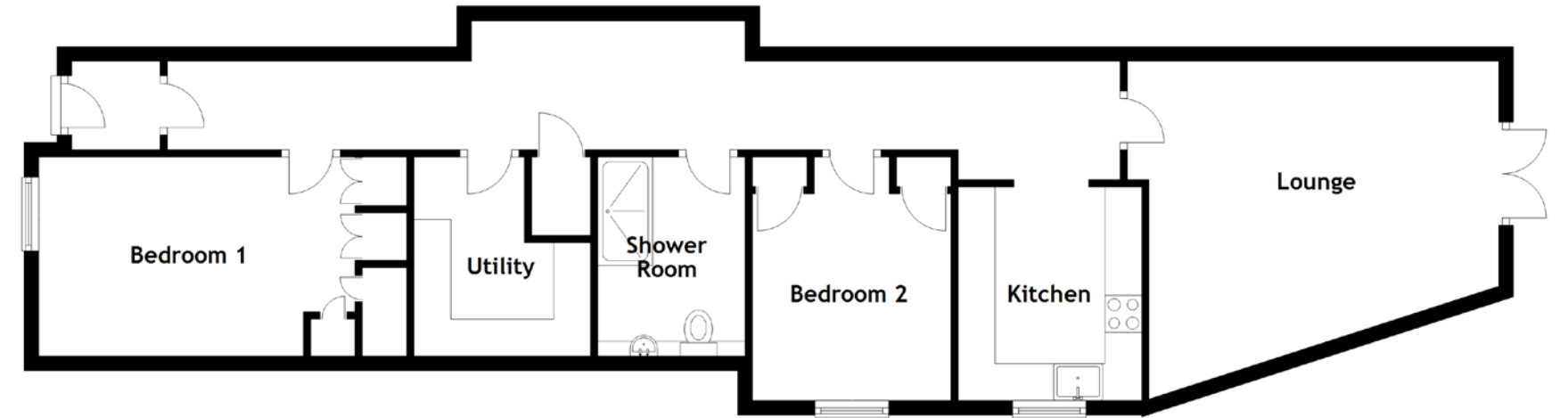
The exterior of the property is equally appealing. The landscaped and enclosed rear garden is a private oasis where you can unwind, bask in the sun, or indulge in some gardening without any fuss. The low-maintenance design ensures that you spend more time enjoying your outdoor space and less time tending to it. Additionally, a parking space at the rear of the property ensures that you won't have to search for parking after a long day.

In summary, this split-level villa on Markinch's high street is a testament to modern living at its finest. Its prime location, generous space, modern amenities, and low-maintenance features make it a remarkable find in today's property market. Whether you're a first-time buyer, a family, or simply someone seeking an upgrade, this villa offers the lifestyle and comfort you've been searching for. Don't miss the opportunity to make it your own.





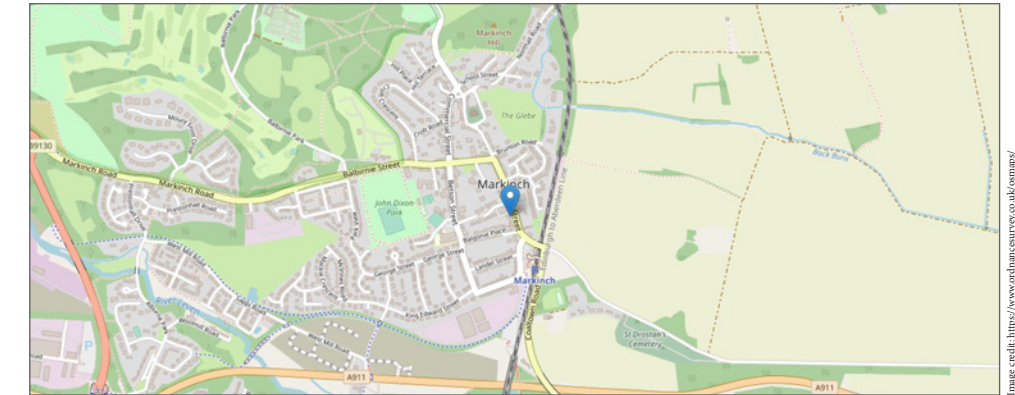
SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.05m (16'7") x 4.05m (13'3")
Kitchen	2.90m (9'6") x 2.50m (8'2")
Utility	2.70m (8'10") x 2.40m (7'10")
Bedroom 1	4.30m (14'1") x 2.70m (8'10")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Shower Room	2.70m (8'10") x 2.00m (6'7")

Gross internal floor area (m²): 85m²
 EPC Rating: D






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Text and description
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