

17A School Street

MARKINCH, GLENROTHES, FIFE, KY7 6DZ



WONDERFUL TWO BEDROOM
STONE BUILT COTTAGE



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This charming, old stone-built cottage is full of original character and period features. Entering through the main front door, you are greeted by a welcoming inner hallway. There is large lounge positioned at the front, a feature window floods the room with natural light.





Off the hallway, you'll find two large double bedrooms, both offering generous proportions and flexible furniture arrangements.





Bedroom 2



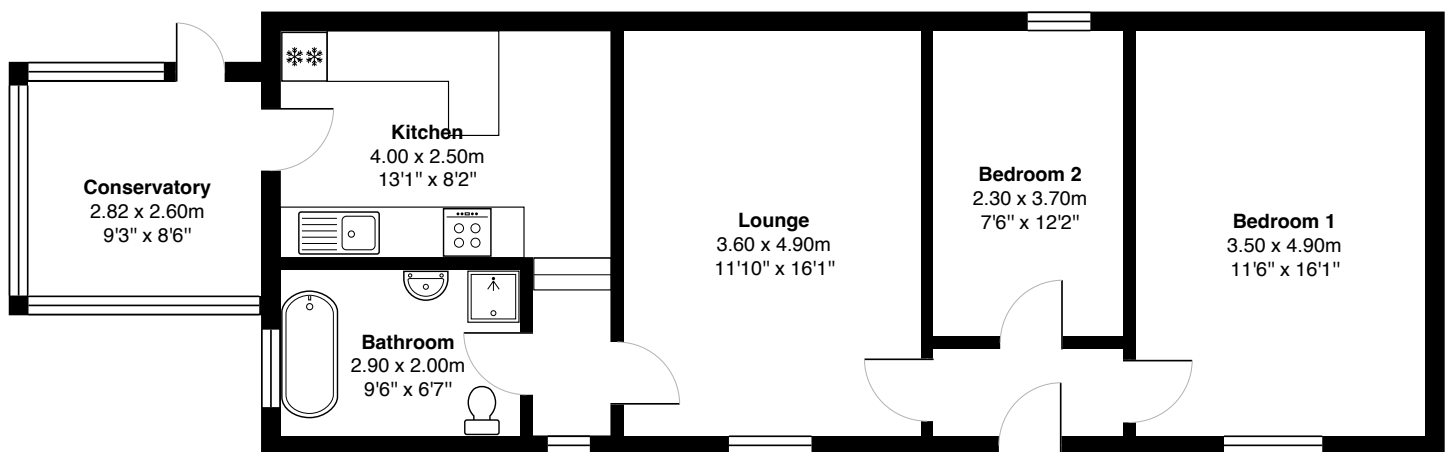


At the rear of the property, you'll discover a kitchen in good condition, though in need of a little modernisation. French doors open into a bright conservatory, which overlooks the elevated, fully enclosed rear gardens with mature grass and shrubs.

There is a stylish three-piece family bathroom, complete with a white suite and a shower over the bath.

This property is a must-see, set in a wonderful location in Markinch, on the outskirts of Glenrothes.





Gross internal floor area (m²): 67m²

EPC Rating: D

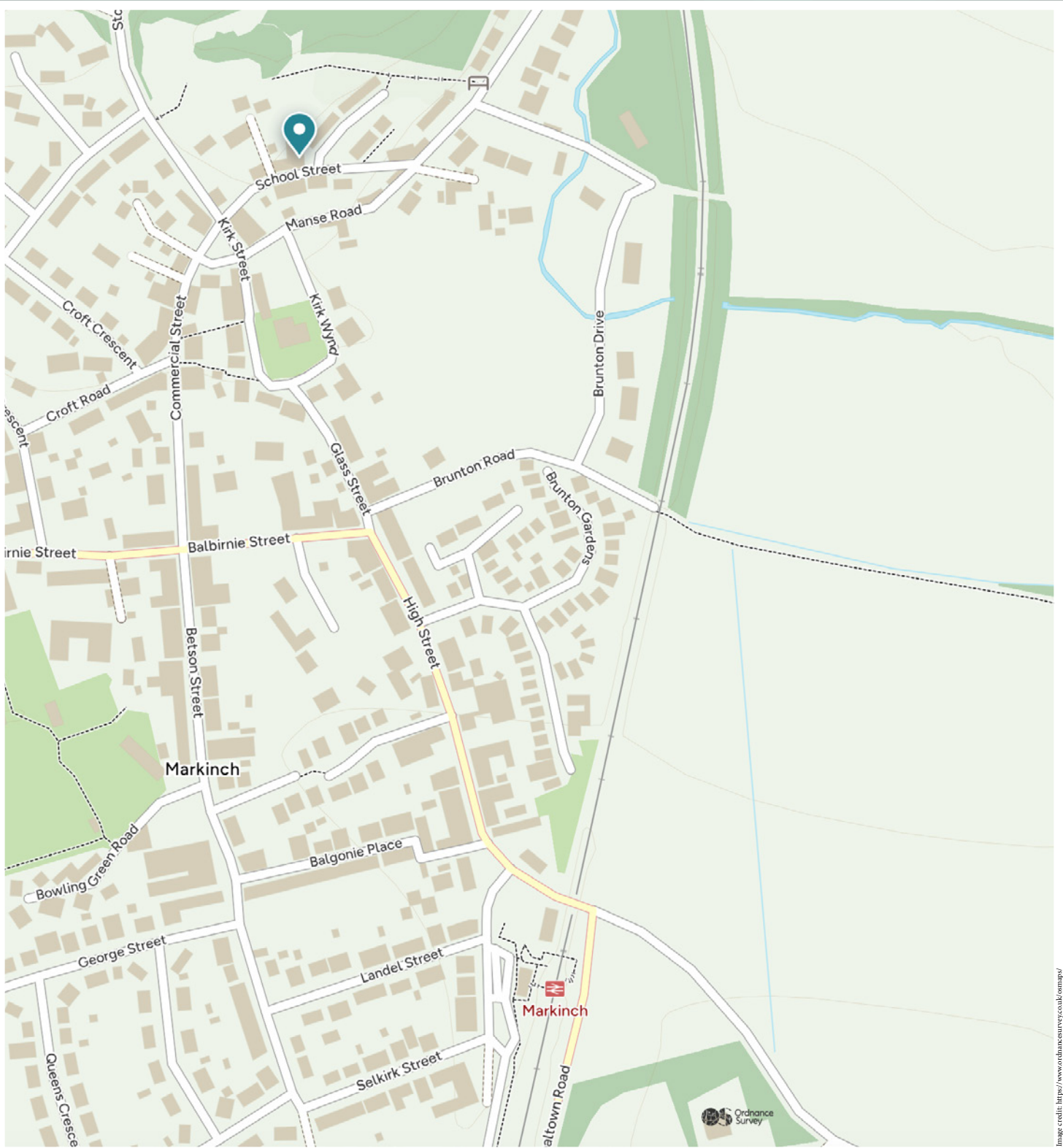




Markinch is a small town in Fife located to the East of Glenrothes. It provides so much for a broad range of buyers, such as Balbirnie House and Golf Club. The property is within easy walking distance of the mainline railway station, shops, pubs, restaurants and other amenities. Situated in the heart 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 Auchmuty High School being the popular choice.



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