



Estate Agents and Solicitors

20 Commercial Street, Markinch, Glenrothes, Fife, KY7 6DE

Tastefully Presented & Spacious, Four-Bedroom, End-Terrace Cottage with Garden & Private Parking Space

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Property Description

Tastefully presented and spacious, four-bedroom, traditional end-terrace cottage with a professionally landscaped garden and private parking. Part of a charming stone-built terrace, located in the village of Markinch, near Glenrothes, Fife.

Comprises a vestibule, hall, living room, family room, kitchen, four double bedrooms, a shower room and a bathroom.

Highlights include a quality fitted kitchen with a full range of appliances, luxury bathroom suites, and extensive contemporary flooring. In addition, there is HIVE gas central heating, double glazing, skylight windows, and good integrated storage provision.

A well-kept garden gives access to the front door and is set quietly at the rear of the terrace, including tall privacy fencing, a lawn, and a wood-decked patio, with a gate to the parking space.

A welcoming vestibule offers cloakwear storage and opens onto the main reception hall, affording access throughout the ground floor. Set to the front, a spacious lounge features modern wood-effect flooring, coving, and a wall-mount TV point. With a window seat looking onto the garden, a bright and stylish kitchen has fitted units including stone-effect worktops, a tiled surround, a fitted fridge/freezer; and an integrated washing machine, dishwasher, double oven and gas hob.

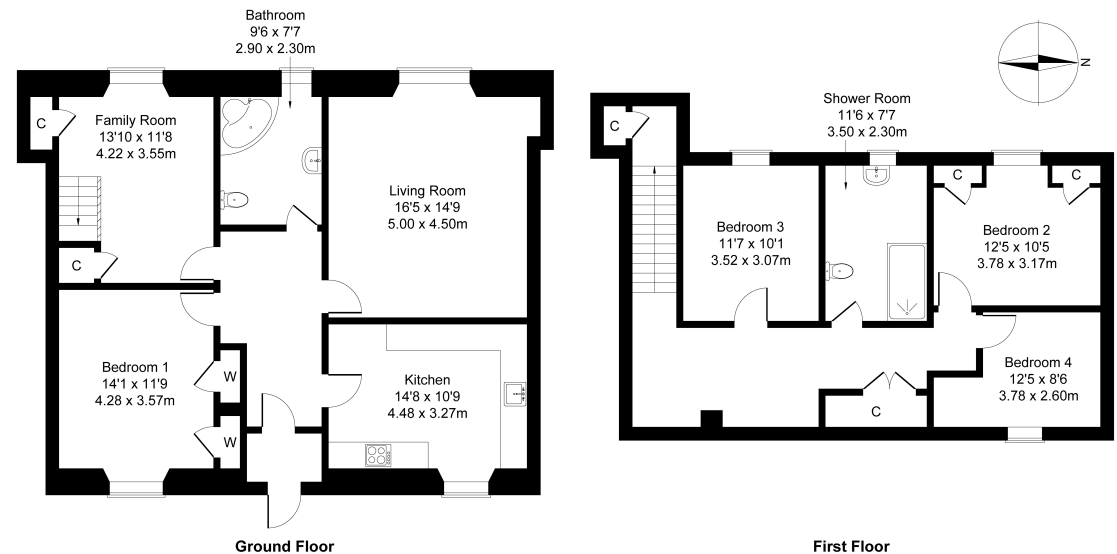
Also, rear-facing is bedroom one with two built-in wardrobes, carpeted flooring and plain coving. A flexible family room is set to the front giving access to the first floor via a carpeted stairway, and features a built-in store cupboard and a wall-mount TV point. Completing the ground floor, a generous family bathroom has a two-piece suite, a jet-pool corner bath, tiled splash walls and a shaver point.

On the first floor, a spacious hallway offers flexible storage spaces and gives access to three well-proportioned bedrooms, all with skylight windows, carpeted flooring ample space for freestanding furnishing; with bedroom two also featuring two built-in cupboards. A stylish shower room completes the accommodation, fitted with a contemporary suite including a walk-in cubicle with a rainfall shower, metro-tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1668 sq ft - 155 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Markinch is a small residential town in the heart of Fife, two miles from Glenrothes, with excellent transport and commuter links by car to the A92, and linked to Dundee, Aberdeen and Edinburgh via rail from Markinch Railway Station. The town enjoys a range of local facilities including football, bowling, tennis, a

curling club, and parks, the largest of which is Balbirnie Park which includes Balbirnie House Hotel and golf course, with excellent walks through long-established deciduous woodland. The nearby town of Glenrothes has a large range of supermarkets, a retail centre, pubs, restaurants and a modern leisure centre.





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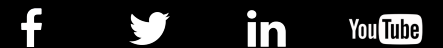
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