



Estate Agents and Solicitors

## 22 George Street, Markinch, Glenrothes, Fife, KY7 6AS

Well-Presented and Spacious, Two-Bedroom, Lower Villa.

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# Property Description

Well-presented and spacious, two-bedroom, lower villa, with private gardens and a driveway. Set in a quiet and established residential area, located in the burgh of Markinch, Fife.

Comprises an entrance hall, a living/dining, a kitchen, two double bedrooms and a family bathroom.

Tastefully finished with contemporary decor, flooring and lighting, with a modern kitchen and bathroom. In addition, there is gas central heating, double glazing, TV and phone points.

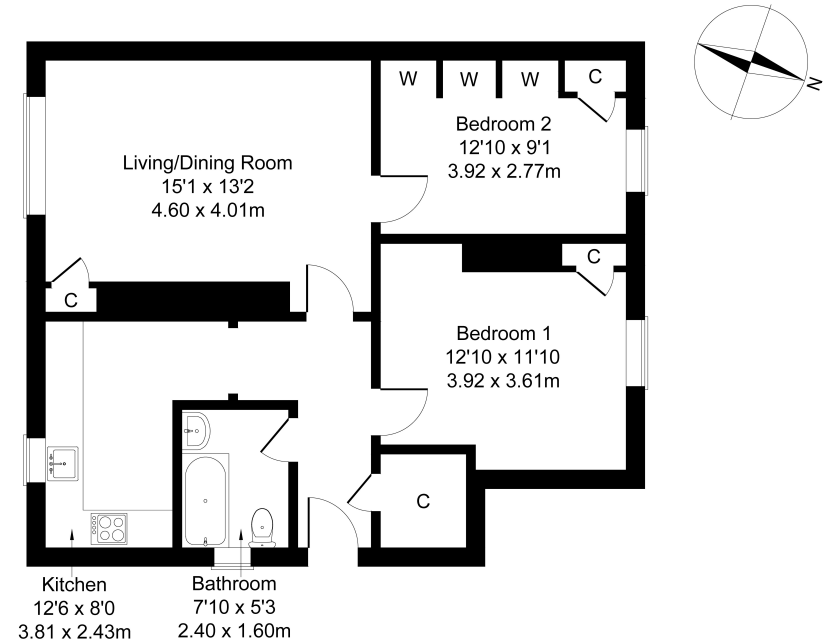
Externally, there is a lawn and a monoblock driveway to the front whilst, to the rear, there are two low-maintenance garden plots, incorporating a summer house.

A welcoming entrance hall, including a large, built-in cupboard and finished with light decor and modern, wood-effect flooring, leads openly into a front-facing kitchen on the left. The kitchen is fitted with traditional wall and base units, granite-effect worktops, a stainless-steel sink and tiled splashbacks. Appliances include an integrated oven, an electric hob and a freestanding fridge/freezer. Also set to the front, a bright, well-presented living/dining room includes built-in storage and offers a spacious, versatile floor plan for freestanding furniture.

Two flexible bedrooms, both with built-in storage, overlook the rear garden. Whilst bedroom one is generously proportioned, and finished with wood-effect flooring, bedroom two is carpeted and offers a flexible space, set internally off the living area. Completing the accommodation, a bathroom is fitted with a modern three-piece suite, including a shower-over-bath, a ladder-style radiator, tiled splash walls and flooring.

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Approximate Gross Internal Area: (743 sq ft - 69 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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