



42 Park View, Markinch, Glenrothes, Fife, KY7 6BL

Spacious, Three-Bedroom, Detached Home with Gardens & Allocated Parking Space

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Property Description

Beautifully presented and spacious, three-bedroom, detached family home with gardens and a parking space. Set in an established residential area, adjacent to parkland, in the Markinch area, near Glenrothes, Fife.

Comprises an entrance hall, living/dining room, kitchen, utility room, three double bedrooms, a shower room and a ground-floor WC.

With light neutral decor throughout and ready-to-move-in, features include a stylish integrated kitchen and modern bathroom suites. In addition, there is newly carpeted flooring, gas central heating, double glazing, and good storage provision.

Externally, the property benefits from a parking bay to the front; whilst a generous enclosed rear garden features a lawn, a paved patio and a storage shed. Conveniently located, the garden gate provides quick access through the playing fields and to the well-regarding Markinch Primary School.

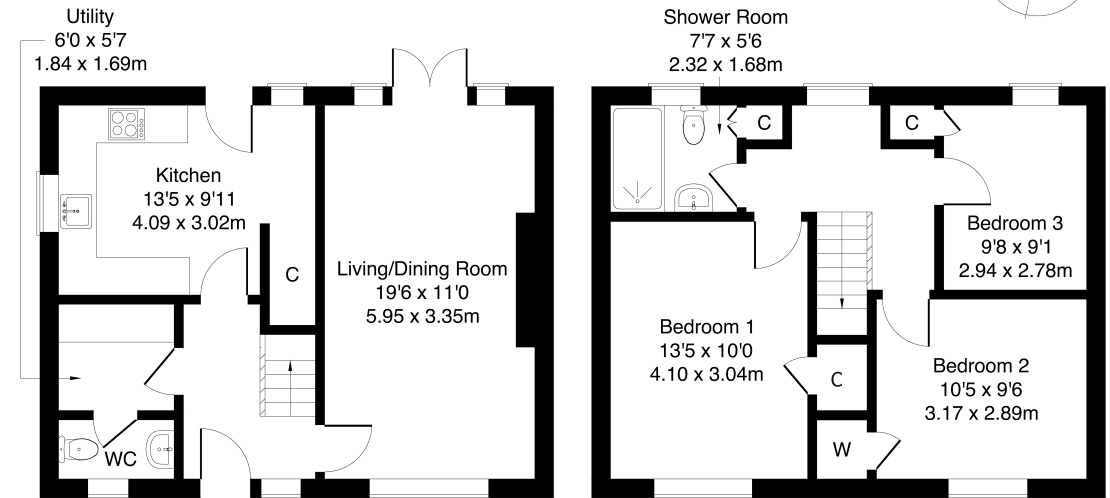
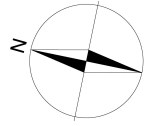
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor. A dual-aspect, living/dining room offers a spacious public room, with patio doors leading to the rear garden. Set to the rear, a large kitchen is fitted with modern units and worktops, a sink with a drainer and a pull-out spray tap; whilst also offering space for dining, access to the rear garden, and open built-in storage space. Integrated appliances include an eye-level oven/grill/microwave/air-fryer combo (with its own cookery items/utensils) and a further oven, an induction hob and a fridge/freezer; whilst a utility room affords access to a convenient WC, and has space for freestanding appliances, with a washing machine included in the sale.

On the upper floor, bedroom one is set to the front, offering a generously sized room, with light decor, carpeted flooring, a wall-mount TV point, a large built-in cupboard and a freestanding wardrobe. Two further carpeted bedrooms are set to opposite aspects, similarly well finished, also featuring built-in wardrobe storage. Completing the accommodation, the shower room is fitted with a modern suite, including a large cubicle, tiled splash walls, and built-in storage.



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Approximate Gross Internal Area: (969 sq ft - 90 sq m.)



Ground Floor

First Floor

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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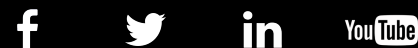
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