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17 School Street

, Markinch, KY7 6DZ

Offers Over £110,000



Lovely upper flat in popular village of Markinch, measuring approx 66 m² or thereby. Comprising entrance vestibules, lounge, fitted kitchen with integrated appliances, two bedrooms, one with fitted wardrobes and full bathroom suite with sep shower cubicle too. GCH, DG and several outbuildings included in sale. Extensive gardens to rear with decked area and beautiful summer house.

Markinch is a small residential village with good local amenities and in the heart of Fife, two miles from the centre of Glenrothes, with excellent transport and commuter links by car to the A92, and by train, being well linked to Dundee, Aberdeen and Edinburgh via rail, served by 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.

Viewing by appointment only.



Entrance Vestibule

Access is gained via UPVC door into the entrance vestibule area with stairs leading up to a top landing and then into the main hallway

Upper Vestibule

Provides access to lounge, bedroom one and the bathroom. Loft hatch

Lounge 11'2" x 16'1" (3.42m x 4.92m)

Pleasant front facing room with feature fire surround and electric fire. Recess with shelves. Archway into the kitchen and door to bedroom two

Kitchen 4'1" x 9'9" (1.27m x 2.99m)

Attractive compact but functional kitchen with modern base and wall units. Features built in gas hob, double oven, extractor, dishwasher and fridge/freezer. Space for washing machine. Tiled floor and window into the entrance vestibule area. Further loft hatch

Bedroom Two 6'4" x 10'4" (1.94m x 3.15m)

Accessed from the lounge with window to the front of the property

Bedroom One 12'6" at widest point x 15'1" (3.82m at widest point x 4.61)

Good sized double bedroom with fitted wardrobes offering an array of hanging and storage space. Window to the front and side of the property

Bathroom

What a super sized modern bathroom with bath, shower cubicle, built in vanity unit incorporating wash hand basin and wc. Built in storage cupboard, wall mirror and ladder radiator

Gardens

Access to the property is round the side of the property into the rear courtyard area. No 17 benefits from a large garden plot with various sections of lawn with drying area. The gardens range up to the back wall and one highlight is the raised decked area with spacious summer house with power and light, a beautiful peaceful place to relax and reflect. There are various outbuildings included in the sale providing great storage and outdoor working space

Gas Central Heating

The property benefits from gas central heating with radiators in all rooms (the kitchen being open plan is heated via the lounge)

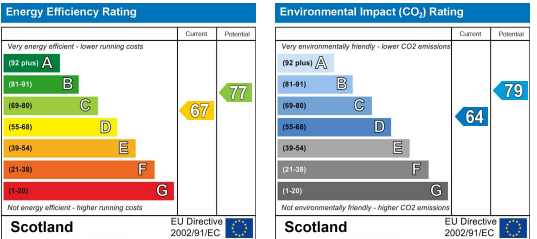
Double Glazing

Windows are double glazed with attractive UPVC entrance door

Area Map



Energy Efficiency Graph



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