

# first for homes

first for property in life - [firstforhomes.co.uk](https://firstforhomes.co.uk)

Contact Allan England's Team

01592 752 944



High Street, Markinch

**Offers over £114,995**



# High Street, Markinch

Exceptional Move-In-Condition 2-Bedroom Lower Apartment in the Sought After Area of Markinch.

Allan England's Award-Winning Team at First For Homes are delighted to present this exceptional 2-bedroom lower apartment, prominently positioned on the High Street, Markinch approx 500 yards from Markinch Railway Station. Built in 1900 and converted in 2019! Approx 81sqm. The property is a converted Ground Floor Flat within a two-storey block of 2 properties. This charming home offers modern comforts with spacious, move-in condition accommodation. Internally, the property comprises a welcoming large entrance hall, a bright and spacious open-plan lounge/diner with skylight, beautifully presented kitchen, 2 generously sized bedrooms one with fitted mirrored wardrobes and access to en-suite shower room, a contemporary spacious family bathroom. On-street parking available. The village of Markinch offers an excellent range of local amenities, including a mainline railway station with direct links to Edinburgh and beyond, primary and nursery schooling, local shops, and leisure facilities. Early viewing is highly recommended to fully appreciate the quality of this outstanding home.

NOTE: The property does not benefit from any garden grounds and offers only a designated area for bin storage.

Home Report Value: £120,000

EPC Rating: C

Council Tax Band: B

First For Homes – First for Trust, First for Service, First for Aftercare.

The much sought-after area of Markinch boasts its very own Golf course, Primary school, mainline railway station and local shopping facilities. The nearby town of Glenrothes is regarded as one of the most successful new towns in Scotland with a wealth a local amenities including the Kingdom Shopping Centre as well as sport and leisure at Michael Woods. For the commuter the A92 allows swift road access to central west Fife and central Scotland motorway network. There are good rail connections North and South from Markinch itself.

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.







**SITUATION – Markinch**

**ENTRANCE HALLWAY**

**LOUNGE/DINER**

18'11" x 13'2" (approx) (5.78m x 4.02m (approx))

**KITCHEN**

8'10" x 6'5" (approx) (2.70m x 1.96m (approx))

**BEDROOM 1**

12'6" x 8'8" (approx) (3.83m x 2.65m (approx))

**EN-SUITE**

8'10" x 3'11" (approx) (2.70m x 1.21m (approx))

**BEDROOM 2**

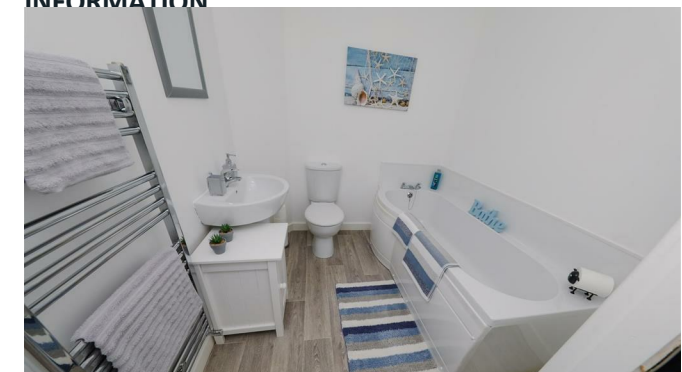
13'8" x 8'7" (approx) (4.18m x 2.63m (approx))

**BATHROOM**

6'7" x 6'5" (approx) (2.01m x 1.98m (approx))

**ON STREET PARKING AND SPACE FOR BIN STORAGE**

**INFORMATION**



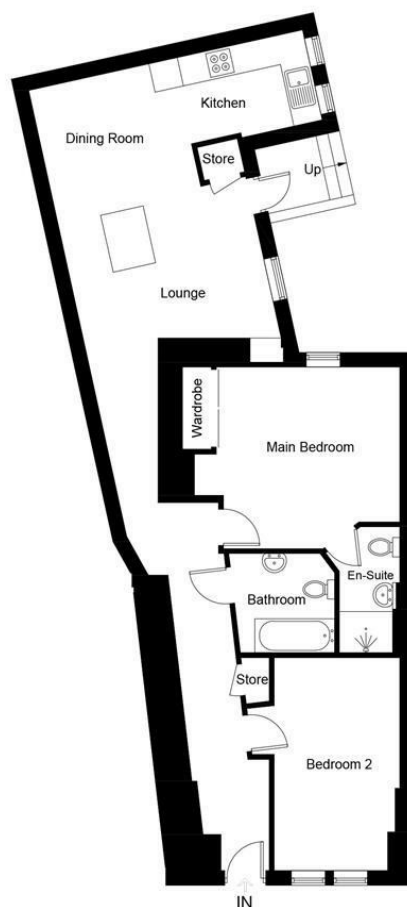


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323096)

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

### Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



**first for trust**



**first for service**



**first for aftercare**

**first for homes**  
first for property in life - [firstforhomes.co.uk](http://firstforhomes.co.uk)

Contact Allan England's Team  
**01592 752 944**

32 North Street, Glenrothes, Fife KY7 5NA  
Fax: 01592 807947  
[sales@firstforhomes.co.uk](mailto:sales@firstforhomes.co.uk)  
[www.firstforhomes.co.uk](http://www.firstforhomes.co.uk)