

# first for homes

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

Contact Allan England's Team

01592 752 944



Balbirnie Avenue, Markinch  
**Offers over £89,995**

# Balbirnie Avenue, Markinch

Welcome To Balbirnie Avenue, An Immaculate 2 Bed Ground Floor Apartment In The Highly Sought After Area of Markinch! Situated Approx 100 Yards From Balbirnie Park!

Allan England's Award-Winning Team at first for homes are proud to welcome to the market this conveniently located immaculately presented 2-Bed Ground Floor Apartment situated in the sought-after of Markinch. This excellent first time buyers home or those who prefer ground floor living, comprises: storage cupboard, open plan lounge/diner with door to veranda, well appointed kitchen, 2 generous bedrooms both with built in wardrobes and family shower room. Externally there is a shared drying green and external storage cupboard. Just 100 yards from Balbirnie Park ideal for fantastic walks, walking distance to local amenities within the village and access to train station perfect for commuters. Viewing is essential to fully appreciate all this spacious and lovely home has to offer. Don't miss out!

EPC Rating- C  
Council Tax- A  
Home Report- £93,000

Call 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.





**SITUATION – Markinch**

**STORAGE CUPBOARD**

**OPEN PLAN LOUNGE/DINER**

15'5" x 12'5" (approx) (4.70m x 3.81m (approx))

**KITCHEN**

9'11" x 7'6" (approx) (3.03m x 2.29m (approx))

**BEDROOM 1**

12'2" x 11'0" (approx) (3.73m x 3.36m (approx))

**BEDROOM 2**

10'11" x 9'11" (approx) (3.34m x 3.03m (approx))

**SHOWER ROOM**

6'3" x 5'11" (approx) (1.91m x 1.82m (approx))

**EXTERNAL DRYING AREA**

**EXTERNAL STORAGE CUPBOARD**

**INFORMATION**



## 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**