



## 13 SELKIRK STREET MARKINCH, KY7 6AL

**£299,995**  
**FREEHOLD**

Welcome to Selkirk Street, Markinch, Glenrothes - a truly remarkable property that exudes charm and character! This fabulous traditional extended semi-detached villa, built around 1910 offers a perfect blend of classic elegance and modern convenience. As you step inside, you are greeted by mosaic tiled welcoming entrance & two spacious reception rooms that are perfect for entertaining guests or simply relaxing with your loved ones. The modern breakfasting kitchen is a chef's dream, offering ample space to whip up delicious meals for the family. With four double bedrooms, there is plenty of room for everyone to have their own private sanctuary. This stunning property boasts a family bathroom with traditional styled suite, as well as a separate WC/utility area for added convenience. The partially double-glazed windows and gas central heating ensure that you stay warm and cosy throughout the year. EPC rating of E. Parking will never be an issue with space for four vehicles and a detached garage for added storage or workspace. The private mature gardens are perfect for enjoying a cup of tea on a sunny afternoon or hosting a summer barbecue. The outbuildings provide additional storage space or could be transformed into a workshop or studio - the possibilities are endless!



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# 13 SELKIRK STREET

• FANTASTIC TRADITIONAL EXTENDED SEMI DETACHED VILLA • FOUR DOUBLE BEDROOMS - TWO PUBLIC ROOMS • MODERN BREAKFASTING KITCHEN - SEP WC/ UTILITY AREA • TRADITIONAL STYLED FAMILY BATHROOM • 4 CAR DRIVEWAY - DETACHED GARAGE WOTH WORKSHOP/ MUSIC AREA • PRIVATE MATURE GARDENS - SHED - SUMMERHOUSE - BASEMENT • SUPERB PRIME LOCATION IN HEART OF MARKINCH • IDEAL FOR TRAIN STATION & COMMUTING • AMAZING FAMILY HOME • HOME REPORT £300,000 - VIEW NOW!



## FULL DESCRIPTION

The historic town of Markinch boasts a wide range of local shops, specialist stores, chemist, mini supermarket. Nursery/ primary Schooling. Excellent road & rail links via A92 north & south & mainline train station to Perth/ Dundee/ Aberdeen/ Edinburgh & beyond.

## VESTIBULE

Security door. Feature mosaic tiled floor. High ceiling. Glazed internal door entrance hallway.

## RECEPTION HALL

Welcoming entrance with high corniced ceiling. Natural wood stripped internal doors. Oak wood flooring. Traditional styled radiator.

## SITTING ROOM

Well proportioned & finished in neutral tones. High corniced ceiling. 2 DG windows to front with fitted blinds. Multi fuel fireplace. Recessed alcove. Carpet.

## DINING ROOM

Beautifully presented formal dining room linking with kitchen for fantastic entertaining space. High ceiling. Multi fuel fireplace. SG sash/ case window to rear. Oak wood flooring.

## MODERN BREAKFASTING KITCHEN

Well finished with range of modern wall & base cabinets with soft close function, coordinating hardwood worktop surface. Inset sink. Breakfast bar with storage. Appliances to include Gas cooker -

Fridge - Dishwasher. 2 DG windows to rear. Security door. Traditionally styled tiled flooring.

## SEP WC/ UTILITY AREA

Versatile space housing washing machine (included in sale) with cloak s facility. Low level wc, wash hand basin. Frost SG window. Traditional styled tiled flooring.

## BEDROOM 1

Good size double bedroom with wardrobes included in sale. High corniced ceiling. DG window to front with fitted blind. Carpet.

## BEDROOM 2

Second double bedroom. High corniced ceiling. Fireplace. SG sash & case window to rear. Carpet.

## STAIRS TO FIRST FLOOR LANDING

Feature staircase & landing. Large single glazed window on half landing. Store cupboard housed on main landing.

## BEDROOM 3

Generous third double bedroom including free standing wardrobes. DG Bay windows to front south facing. Carpet.

## BEDROOM 4

Spacious main double bedroom to include free standing wardrobes & chest drawers. DG Bay window to front south facing. 2 eaves access points. Carpet.

### **FAMILY BATHROOM/WC**

Beautifully finished with a traditional touch.

Comprising rolltop bath with over head shower & screen. Wash hand vanity unit. Low level wc. Frost DG window. Traditional tiled floor & radiator.

### **EXTERNAL**

Walled front garden with wrought iron surround.

Mono block paved path, bordered by stone chips / plants & shrubs. To rear generous private , mature gardens enjoying a secluded feel. Lawn bordered by established plants & shrubs. Timber shed.

Summerhouse with power/ light leads onto a decked sun terrace. Secluded lower seating area bounded by plants/ shrubs. Water tap. Power. Basement access.

### **DRIVEWAY**

Monoblock paved provides off street parking for several cars. Adjacent wood store.

### **DETACHED GARAGE**

Detached garage with workshop area, partitioned with music room to rear. Power, light. SG window.

## **13 SELKIRK STREET**



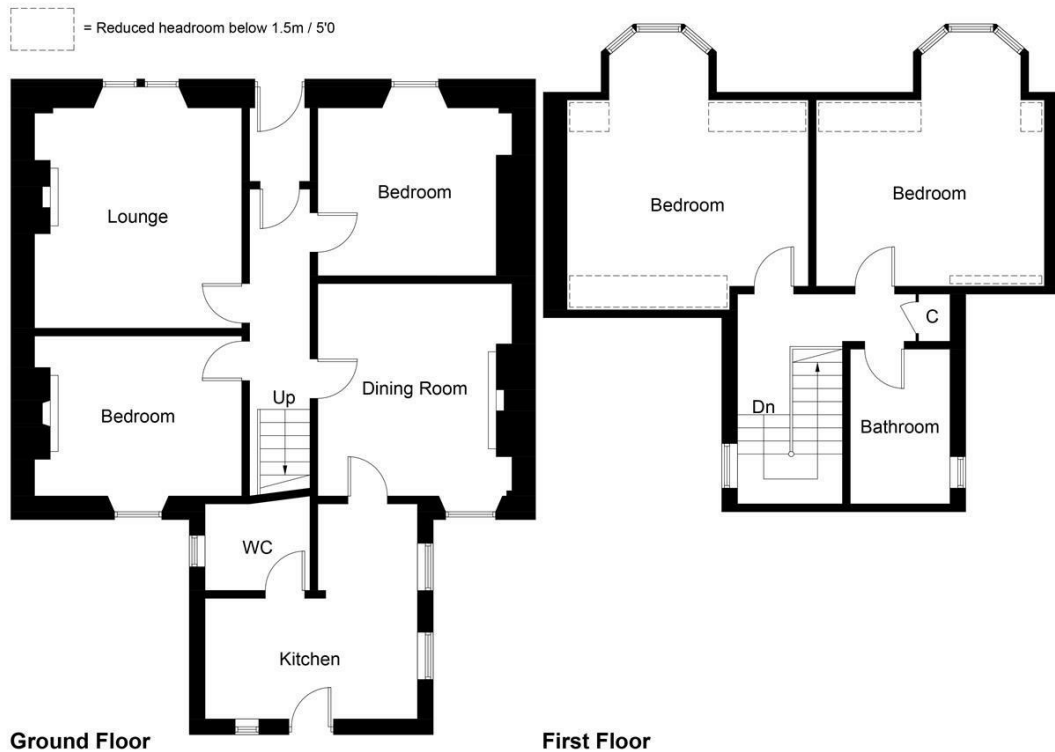



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1097805)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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