



3 Balbirnie Craft Centre is a spacious ground floor flat in the picturesque Balbirnie Estate, Markinch. The flat itself was part of the stables, which were converted in the 1940's. The cobbled courtyard, with a mixture of residential and commercial units, is accessed through an impressive stone Arch.

The accommodation comprises entrance hall, sitting room, kitchen, three bedrooms and bathroom. The sitting room has three tall sash windows to the front allowing natural light to flood in, a focal solid fuel fireplace and ample space to accommodate a dining suite. The kitchen is fitted with a variety of base and wall units, a large larder cupboard and tall sash window to the rear. There are three good sized double bedrooms, with tall sash windows to the rear and a separate family bathroom. In the courtyard is a large craft workshop.

There is a drying green available to the rear of the property, visitor parking just outside the courtyard and a small area of garden to the rear of the workshop.

Beautiful setting, viewing is highly recommended.

3 Balbirnie Craft Centre, Balbirnie Estate, Markinch, KY7 6NR Room Dimensions

Hallway		
Sitting Room	19'9" x 12'2"	6.03m x 3.71m
Kitchen	11'11" x 6'0"	3.65m x 1.84m
Bedroom 1	14'7" x 7'11"	4.46m x 2.41m
Bedroom 2	11'0" x 10'8"	3.35m x 3.27m
Bedroom 3	11'1" x 10'2"	3.38m x 3.09m
Bathroom	6'2" x 5'11"	1.90m x 1.82m
Workshop/Garage	37'6" x 20'2"	11.4m x 6.14m





Location

Markinch is a sought after delightful village close to the town of Glenrothes. Markinch boasts its very own golf course with the Balbirnie House Hotel on site. The town itself has plenty of amenities including primary school, bank, shopping facilities and a mainline railway station. The nearby town of Glenrothes has secondary schooling, the Kingdom Shopping Centre, Cinema, Michael Woods Leisure Centre and major supermarkets.

Markinch is ideally placed for commuting via the A92 to central, east and west Fife and further afield to Edinburgh, Dundee and Perth.

In detail the accommodation comprises:

Hallway

Two large storage cupboards. Walk-in cupboard with light fitting, shelving storage. Coat hooks. Radiator. Ceiling down lighter. Ceiling spotlight. Carpet floor tiles. Doors to sitting room, bathroom and three bedrooms.

Sitting Room

Three sash windows to front looking onto the courtyard. Focal point solid fuel fireplace with

tilled hearth. Two shelved recesses to either side of chimney breast. Radiator. Pendant light fitting. Carpet floor covering. Space for dining suite. Door to kitchen.

Kitchen

Sash window to rear. Fitted units at base and wall level with co-ordinating work surfaces. Two circular sink units. Electric cooker with splash back tiling and extractor hood above. Space and plumbing for washing machine. Larder storage cupboard housing the clothes aier and central heating boiler system. Ceiling down lighter and spotlight track. Vinyl floor covering.

Bedroom 1

Sash window to rear. Large walk-in storage cupboard with sash window to rear, hanging and shelf storage and light fitting. Radiator. Ceiling down lighter. Carpet floor covering.

Bedroom 2

Sash window to rear. Radiator. Ceiling down lighter. Carpet floor tiles.

Bedroom 3

Sash window to rear. Radiator. Ceiling down lighter. Carpet floor covering.





Bathroom

Half opaque sash window to rear. WC and pedestal wash hand basin. Bath with shower tap attachment and 'Mira' Sport wall mounted electric shower. Radiator. Electric heater. Ceiling down lighters. Vinyl floor covering.

Exterior

Entrance into Balbirnie Craft Centre is via stone archway which takes you into the cobbled courtyard. Access into No. 3 is to the left. Parking is available to the front of the property.

Garden ground to the rear of the workshop comprising low level fencing with mature shrubs and planted beds. There are communal grounds to the rear of the property incorporating drying green accessed via a small gate.

Craft workshop

Sash window, 1/2 sash window and fixed window to front. Three sash windows to rear. Large door to front. Partial tiled walls and wood panelling. Power. Fluorescent light. Hard concrete floor.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings. Electric cooker – no warranties or guarantees will be provided

Other Information

Gas central heating.

Council Tax Band "C"

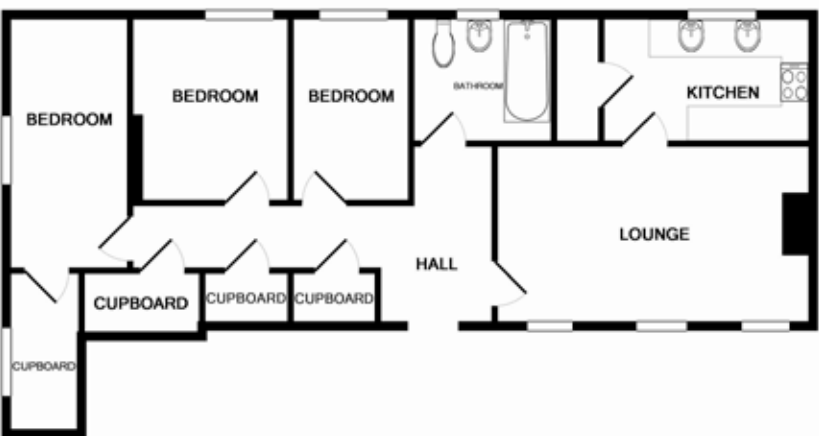
EPC Rating "E"

Directions

Turn off the A92 towards Markinch. Travel approx. 1 mile and turn left at the sign for Balbirnie Park. Travel up the driveway and turn right at the sign post for Balbirnie Craft Centre, follow the road to the right and park just outside the courtyard. No 3 is located on the left hand side inside the Courtyard. A Thorntons 'For Sale' board will be in evidence.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1 Public



3 Bed



1 Bath



Off-Street
Parking



EPC Rating

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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.