



25 George Street, Markinch - KY7 6AS

Glenrothes

Offers Over £80,000





## 25 George Street

Markinch, Glenrothes

New for sale a spacious Ground Floor Cottage style Flat in sought after location. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a fantastic investment opportunity to purchase a home in much loved location comprising Entrance Hall - Lounge- Kitchen - Two Double Bedrooms - Bathroom/WC. Benefitting from DG- GCH ( NEW BOILER 2024) - EPC C - HOME REPORT £85,000. Externally fence enclosed front garden (ideal to add driveway subject to planning), directly to rear stone chipped garden area & furthest garden with timber shed. View Now!

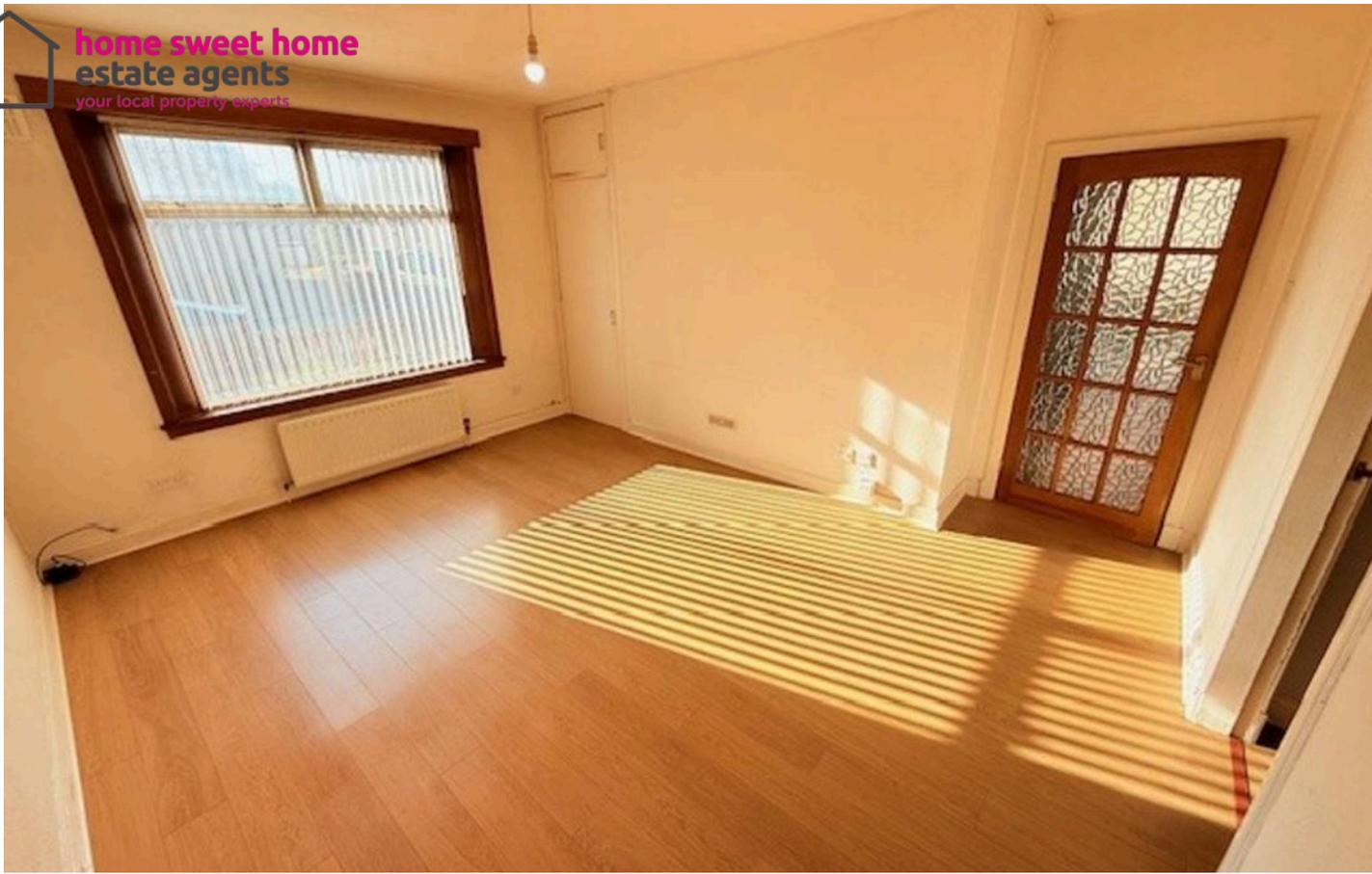
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

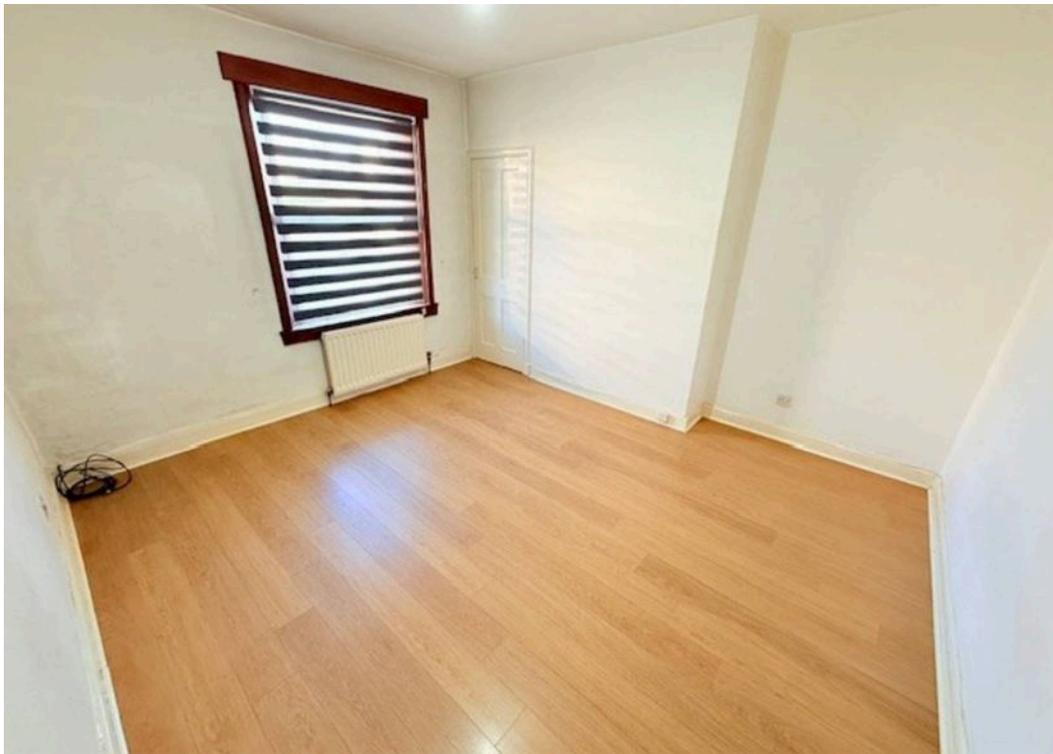
EPC Environmental Impact Rating: D

- SPACIOUS GROUND FLOOR COTTAGE STYLE FLAT
- TWO DOUBLE BEDROOMS
- FANTASTIC INVESTMENT OPPORTUNITY
- BRIGHT LOUNGE
- FITTED KITCHEN
- BATHROOM WITH SHOWER
- FRONT & REAR GARDENS
- DG- GCH BOILER 2024 - EPC C - HOME REPORT £85,000
- LETTING COMPLIANT
- VIEW NOW!



GARDEN





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	69	76
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	68	79
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280543)



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