



FLAT F, 56 WOODLEA GROVE GLENROTHES, KY7 4AE

£71,250
FREEHOLD

CLOSING DATE FRIDAY 29TH NOVEMBER @ 11AM

New for sale a spacious second floor apartment, an ideal investment opportunity Sold As Seen!. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale an Upper Apartment comprising: Open Plan Lounge/ Kitchen - Two Double bedrooms - Bathroom/WC. Benefitting from DG-Electric Heating - EPC C - HOME REPORT £75,000. Externally parking bays & shared garden. View Now!



home sweet home
estate agents
your local property experts

FLAT F, 56 WOODLEA GROVE

• SECOND FLOOR APARTMENT • TWO DOUBLE BEDROOMS • OPEN PLAN & LOUNGE/ KITCHEN • BATHROOM • DG-ELECTRIC HEATING - EPC E • OFF STREET PARKING BAYS • SHARED GARDENS • SOLD AS SEEN. • HOME REPORT £75,000



FULL DESCRIPTION

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LOCATION

Glenrothes is one the most successful New Towns created in Scotland with many New technology business based there. Situated adjacent to the A92 Road Network for commuting to Dundee - Perth - Aberdeen - Edinburgh - Glasgow. Train Links Provided @ Markinch Mainline Station & Thornton. Variety of primary Schooling & Secondary Schooling facilities are provided. Local Shopping provided in the Kingdom Centre & various retail outlets. Amenities include 18 Hole Golf Course at Glenrothes Golf Course & Balbirnie Golf Club. Michael Woods Sports Centre provides up to date Sports & Leisure facilities for all tastes.

ENTRY PHONE

OPEN PLAN LOUNGE & KITCHEN

2 DG windows to front. Space for free standing furniture. Open plan with kitchen fitted with modern wall & base cabinets, Wipe worktop, inset sink. Integrated electric hob, oven. Electric heater.

INNER HALL

Deep store with water tank.

BEDROOM 1

Double room with wardrobe. DG window to rear. Electric heater.

BEDROOM 2

Second double room. DG window to rear. Electric heater.

BATHROOM/WC

Bath - Wash hand vanity unit - Low level wc.

OFF STREET PARKING

Residents parking bays.

SHARED GROUNDS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		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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