



1 BALFOUR GARDENS GLENROTHES, KY6 2NJ

£775 PER MONTH

New TO LET NOW a stunning Modern 1st Floor Apartment refreshed internally to high standard in sought after Private/ Professional building built by Miller Homes with hardwood internal finish. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market an immaculate move in condition Apartment adjacent to Michael Woods Sports Centre, main bus route, shops & amenities. Comprising Security Entry - Entrance Hall - Lounge with Parisian Balcony - Two Double Bedrooms Master En-Suite - Modern Breakfasting Kitchen with newly installed appliances - Bathroom/WC. Benefitting from DG- GCH - EPC B, LRN524432/250/03062 LARN2103004. Externally shared maintained gardens & off-street parking bays maintained under catering agreement. View Now!



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1 BALFOUR GARDENS

- STUNNING 1ST FLOOR APARTMENT TO LET NOW • 2 DOUBLE BEDROOMS MASTER EN-SUITE • DG- GCH - EPC B LRN524432/250/03062 LARN2103004 • LOUNGE WITH PARISIAN BALCONY • MODERN BREAKFASTING KITCHEN & APPLIANCES • MODERN BATHROOM/WC • REFRESHED THROUGHOUT WITH CONTEMPORARY FINISH • RESIDENTS/ VISITORS PARKING • BUILT BY MILLER HOMES - HARDWOOD FINISH • VIEW NOW!



FULL DESCRIPTION

New TO LET NOW a stunning Modern 1st Floor Apartment refreshed internally to high standard in sought after Private/ Professional building built by Miller Homes with hardwood internal finish. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market an immaculate move in condition Apartment adjacent to Michael Woods Sports Centre, main bus route, shops & amenities. Comprising Security Entry - Entrance Hall - Lounge with Parisian Balcony - Two Double Bedrooms Master En-Suite - Modern Breakfasting Kitchen with newly installed appliances - Bathroom/WC. Benefitting from DG- GCH - EPC B, LRN524432/250/03062 LARN2103004. Externally shared maintained gardens & off-street parking bays maintained under catering agreement. View Now!

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.

SECURE ENTRY

Security intercom. Residents entrance well maintained with residents store.

ENTRANCE HALL

Freshly presented Oak veneer doors. 2 Deep store cupboards. Carpet.

LOUNGE

Generously proportioned main public room with DG French doors with fitted blinds leading to Parisian balcony. Coved edging. Carpet.

BREAKFASTING KITCHEN

Fitted with range of modern wall & base cabinets, co-ordinating worktop surface. Inset sink & mixer tap. Integrated gas hob, oven. Boiler housed. Space for table & chairs. 2 DG windows. Newly installed washing machine & fridge freezer included in let.

MASTER BEDROOM

Spacious main double bedroom with deep double wardrobe. 2 DG windows with fitted blinds. Carpet.

EN-SUITE SHOWER-ROOM

Features double walk-in shower with wet wall & clear screen. Wash hand vanity unit & vanity mirror. Low level wc. Frost DG window with fitted blind. Extractor fan.

BEDROOM 2

Bright second double bedroom with deep double wardrobe. 2 DG windows with fitted blinds. Carpet.

MODERN BATHROOM

Modern suite to include bath, wash hand basin, low level wc. Frost DG window. Extractor fan.

EXTERNAL

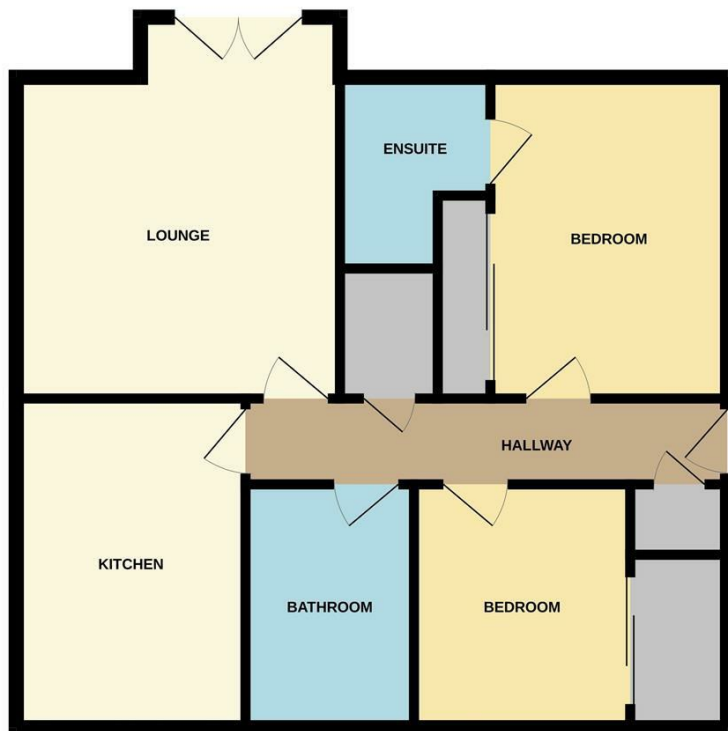
Shared maintained grounds covered by factoring agreement.

OFF STREET PARKING

Non designated bays residents & visitors off street parking.

1 BALFOUR GARDENS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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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