



11E CORTHAN COURT THORNTON, KY1 4BS

£119,995
FREEHOLD

A MUST VIEW PROPERTY!!! For sale at a New Market Price (£10,000 under home report) a spacious modern top floor apartment to head of private cul de sac. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a Beautiful & Spacious second floor Apartment situated in a sought after private development of homes finished to a high standard by Raith Homes. Comprising Security Entry - Entrance Hall with own Loft Access - Generous Lounge - Modern Dining Kitchen - Two Double Bedrooms Master En-Suite - Separate 4 Piece Bathroom/WC. Benefitting from DG- GCH - EPC C. Externally allocated off street parking bay & additional visitors parking with shared garden grounds maintained under Factoring Agreement. Home Report £130,000. View Now!



home sweet home
estate agents
your local property experts

11E CORTHAN COURT

- xx NEW PRICE xx MODERN TOP FLOOR APARTMENT WITH ATTIC • 2 DOUBLE BEDROOMS MASTER EN-SUITE • SPACIOUS LOUNGE • DINING KITCHEN & APPLIANCES • 4 PIECE BATHROOM/WC • SECURITY ENTRY - PARKING BAYS - FACTORING • DG- GCH - EPC C - HOME REPORT £130,000 • POPULAR DEVELOPMENT • INDEPENDENT ATTIC • IDEAL STARTER HOME!



FULL DESCRIPTION

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LOCATION

Pleasantly positioned to the South Of Glenrothes & North Of Kirkcaldy. Lochty Meadows is modern development built by Raith Homes adjacent to Thornton which offers a wealth of local shops, food outlets, mainline bus route & Train Station Glenrothes With Thornton. By road easily accessible via A92 north & south providing ideal commuting links to Dundee, Perth, Edinburgh, Glasgow & Beyond. Nursery & Primary Schooling facilities offered to cater for families.

SECURITY ENTRY

Security intercom system.

ENTRANCE HALL

Well-presented entrance with Oak veneer doors and 3 store cupboards. Loft access for storage. Oak effect internal doors.

LOUNGE

Generously proportioned public room with 2 DG windows to front affording an abundance of natural light. Coved ceiling. Laminate floor. Sky & TV aerial points.

DINING KITCHEN

Well-proportioned to include a range of modern wall & base cabinets, wipe clean worktop surface, inset 1.5 sink & mixer tap. Integrated Gas hob, oven, extractor, fridge freezer, washing machine. Space for dining table & chairs. Tiled splashback. 2 DG windows to rear with tree lined aspect. Boiler housed.

MASTER BEDROOM

Spacious main double bedroom with double mirrored wardrobes. 2 DG windows to front. Laminate floor.

EN-SUITE SHOWER-ROOM

Modern suite to include double shower with clear sliding screen. Wash hand vanity basin. Low level wc. Frost DG window. Extractor fan. Vinyl flooring.

BEDROOM 2

Bright second double bedroom. 2 DG windows to rear with tree lined aspect. Fitted carpet.

FAMILY BATHROOM

Features separate double walk-in shower with sliding screen & tiled splashback. Bath - Wash hand basin - Low level wc. Frost DG window. Extractor fan. Vinyl flooring.

EXTERNAL

Shared laid to lawn gardens maintained under factoring.

OFF STREET PARKING

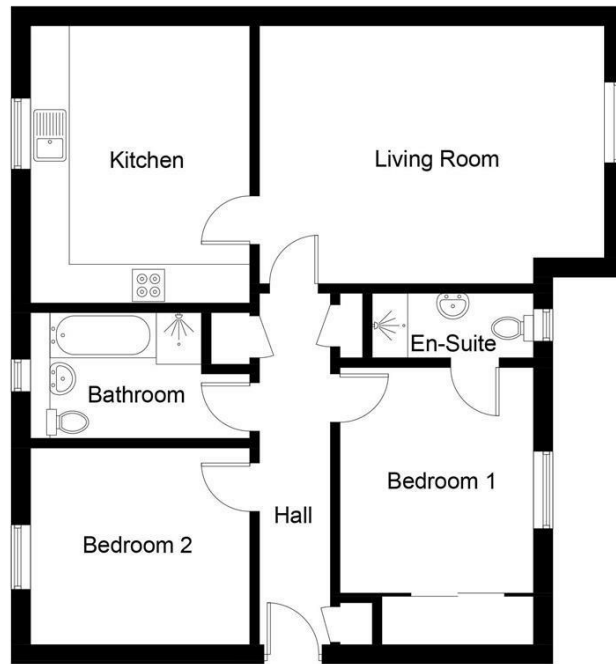
Allocated bay & additional visitor parking.

FACTORING

Grounds, building maintenance & cleaning, building insurance all covered at an approximate cost of £84 per month.

11E CORTHAN COURT





Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1193116)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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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