



25D CORTHAN COURT LOCHTY MEADOWS, KY1 4BS

£149,995
FREEHOLD

New for sale a Stunning Modern 1st floor Apartment updated by present owner built by Raith Homes 2023 to a high standard of finish, situated within a sought-after private development. The property itself has many eye catching upgraded & features from standard design and situated to the corner so accommodation larger than normal. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale this beautiful home comprising: Security Entry - Communal Landing - Vestibule - Entrance Hall - Open Plan Lounge with corner Bay window feature & Media wall - Dining Room & Kitchen with Appliances - Two Double Bedrooms with fitted wardrobes with Master En-Suite - Separate Modern Bathroom. Benefitting from DG- GCH - EPC B - HOME REPORT £155,000. Externally maintained shared grounds, residents & visitors parking bays maintained by factoring agreement. Viewing Highly Recommended.



home sweet home
estate agents
your local property experts

25D CORTHAN COURT

• STUNNING & GENEROUS MODERN 1st FLOOR APARTMENT • DG- GCH - EPC B - HOME REPORT £155,000 • 2 DOUBLE BEDROOMS MASTER EN-SUITE • SPACIOUS OPEN PLAN LOUNGE - DINING & KITCHEN • MODERN FAMILY BATHROOM • SECURE ENTRY - COMMUNAL GARDENS • RESIDENTS & VISITORS PARKING • ENHANCEMENT TO STANDARD DESIGN • VIEWING HIGHLY RECOMMENDED



FULL DESCRIPTION

New for sale a Stunning Modern 1st floor Apartment updated by present owner built by Raith Homes 2023 to a high standard of finish, situated within a sought-after private development. The property itself has many eye catching upgraded & features from standard design and situated to the corner so accommodation larger than normal. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale this beautiful home comprising: Security Entry - Communal Landing - Vestibule - Entrance Hall - Open Plan Lounge with corner Bay window feature & Media wall - Dining Room & Kitchen with Appliances - Two Double Bedrooms with fitted wardrobes with Master En-Suite - Separate Modern Bathroom. Benefitting from DG- GCH - EPC B - HOME REPORT £155,000. Externally maintained shared grounds, residents & visitors parking bays maintained by factoring agreement. Viewing Highly Recommended.

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

Buzzer intercom system.

COMMUNAL LANDING

Maintained landing between Flat C & D

VESTIBULE

Security entry. Deep store. Laminate floor.

ENTRANCE HALL

Well-appointed with 2 deep stores. Radiator concealed behind radiator cover. Laminate floor.

OPEN PLAN LOUNGE/ DINER/ KITCHEN

Bright & airy open plan layout perfect for entertaining. Coved edging. Lounge/ Dining of size to accommodate a range of furniture. 4 DG windows to front with open aspects and Bay window feature. Recently installed Media wall with back colour changing lighting (TV- Sound Bar & Fire available by separate negotiation) Kitchen features a range of modern wall & base cabinets, wipe clean worktop surface. Inset sink & mixer tap. Appliances to include Induction hob, oven, microwave, washing machine. Boiler housed. 2 further DG windows. Laminate floor throughout.

MASTER BEDROOM

Generous main double bedroom with double wardrobe, space for additional free-standing furniture. DG window to rear & side. Laminate floor.

EN-SUITE SHOWER-ROOM

Features double shower with clear screen. Wash hand basin. Low level wc. Frost Dg window. Extractor fan.

BEDROOM 2

Spacious second double bedroom with double wardrobe. DG window to rear. Laminate floor.

BATHROOM

Modern suite to include bath, wash hand basin, low level wc. Extractor fan. Laminate floor.

OFF STREET PARKING

2 Designated residents parking bays & additional visitor parking.

EXTERNAL & FACTOR

Maintained under factoring agreement. Approx £150 per quarter to include building maintenance & building insurance.

25D CORTHAN COURT





Illustration For Identification Purposes Only.
Not To Scale (ID1205180 / Ref:90630)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 84 |
| (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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