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Tel: 01592 757114
Email: property@innesjohnston.co.uk
www.innesjohnston.co.uk



15 Auchmuty Drive

, Glenrothes, KY7 5NE

Offers Over £65,000



Spacious 2nd Floor Flat in Town Centre location. An ideal first time buy or investment. Accommodation of approximately 77 sq m comprising lounge, kitchen with utility area, two double bedrooms and family bathroom. Gas central heating and double glazing. Shared garden to rear.

Viewing by appointment only.

The property is set within the Town Centre and within easy reach of the A92 trunk road which provides access throughout Fife and on to Dundee, Edinburgh, Perth and beyond. There is a local extensive bus service across Fife and beyond and Train Stations are nearby at both Thornton and Markinch. The surrounding Fife countryside is ideal for outdoor pursuits including Cluny Clays Activity Centre, Lomond Hills Regional Park, Balbirnie Park, Markinch, Riverside Park to name but a few. There is an abundance of golf courses very nearby and St Andrews, home of golf, is a 30 minute drive away.



Entrance

The property is located on the second floor, accessed via the secure entry door system with staircases leading up to No15, top left flat

Entrance Hall

Entry to the property is via door into entrance hallway which provides access to rooms

Lounge 16'0" x 12'3" (4.89m x 3.74m)

Bright and spacious front facing room with laminate flooring. Brick effect fireplace with shelved area. Coving to ceiling

Kitchen 9'1" x 10'8" (2.78m x 3.26m)

Rear facing kitchen, fitted with an array of base and wall mounted units. Gas cooker, extractor hood and storage cupboard housing electrics and meter. Door into utility area

Utility Area 7'8" x 4'9" (2.36m x 1.45m)

Handy utility area off the kitchen with window to the rear. Space for appliances and good sized walk in storage cupboard

Bedroom 12'4" x 11'3" (3.76m x 3.44m)

Good sized double bedroom to the front with double wardrobe, offering hanging and storage space. Carpet and coving to ceiling

Bedroom 13'8" x 8'11" (4.17m x 2.72m)

Side facing double bedroom with double door cupboard wardrobes. Carpet to floor

Bathroom

To the rear of the property with white 3 piece suite comprising wc, wash hand basin and sink. Wooden paneling to dado height on one wall and wet wall around other walls

Double Glazing

Double glazing to windows

Gas Central Heating

Property benefits from gas central heating via radiators

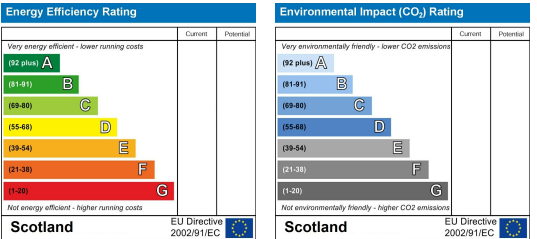
Gardens

Shared garden area to the rear laid to lawn

Area Map



Energy Efficiency Graph



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