



Morgans

PROPERTY

113 Main Street, Glenrothes, KY7 6HZ

Fixed Price £150,000



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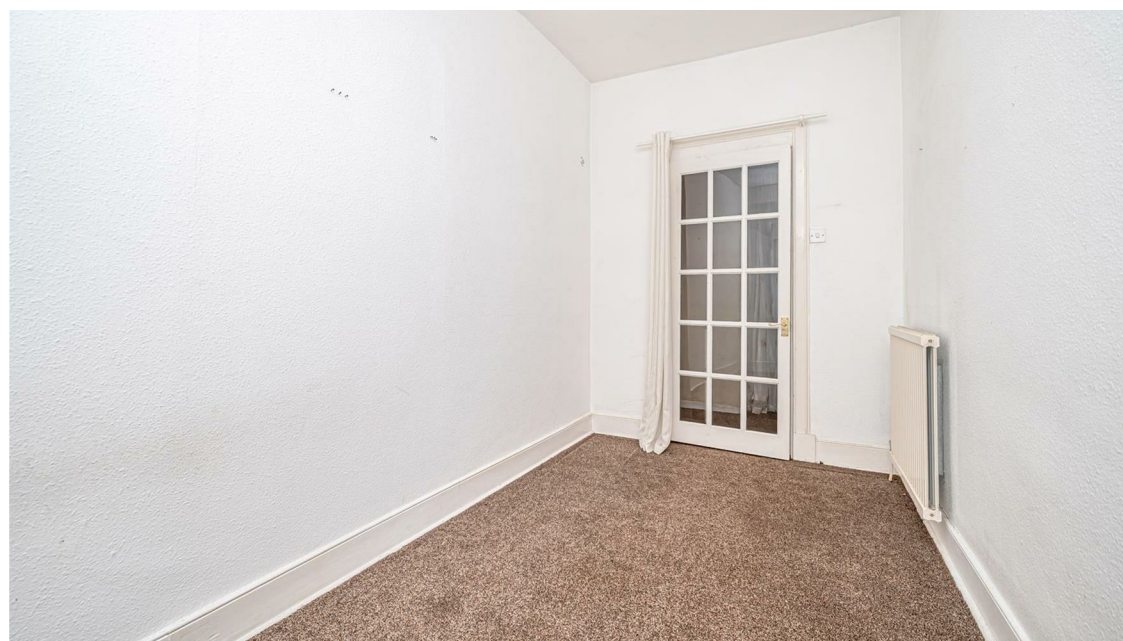


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Charming cottage providing ideal accommodation for couple or family looking for idyllic setting in popular village of Coalton of Balgonie. Quietly positioned and briefly comprises, lounge, kitchen with appliances, bathroom and two bedrooms. The property benefits from double glazing and gas central heating with newly installed boiler. There are private fully enclosed gardens to the rear providing excellent outdoor space. Early entry available.





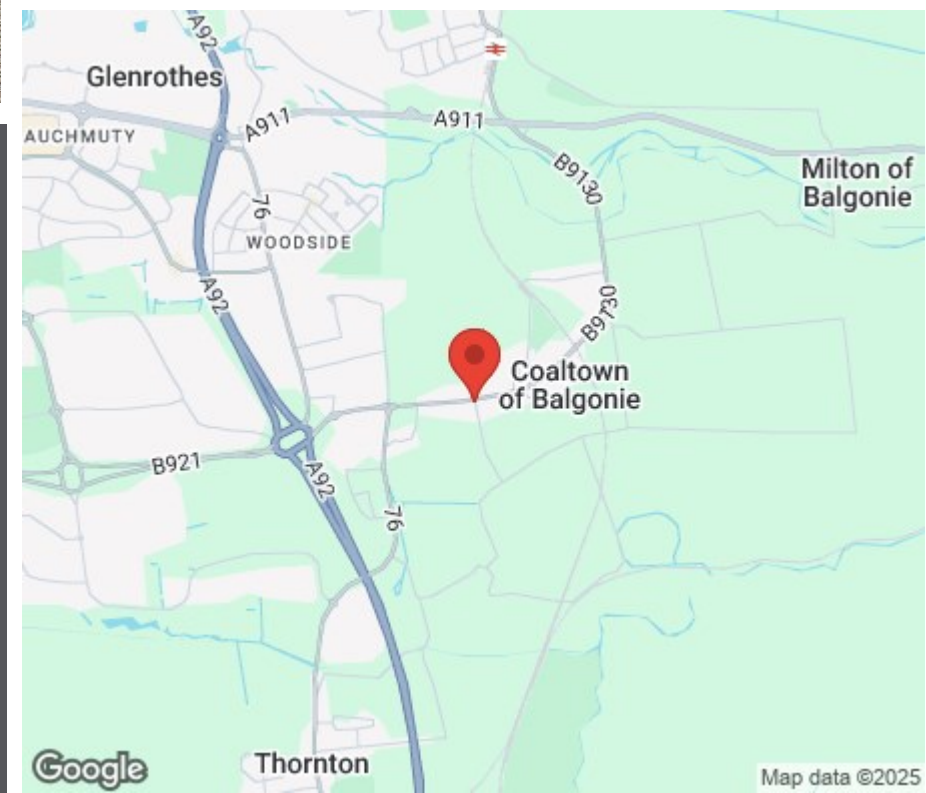
LOCATION

Coaltown of Balgonie has many local amenities including, convenience store, post office, primary school, bowling green, bar, village hall and church. It is ideally placed for commuting with immediate road links to Leven, Glenrothes, Kirkcaldy, Dunfermline, with Edinburgh and Dundee being further afield. Markinch is a neighbouring village, which is reached in around 5 mins drive and provides a Train Station with frequent rail links to Edinburgh and Dundee.

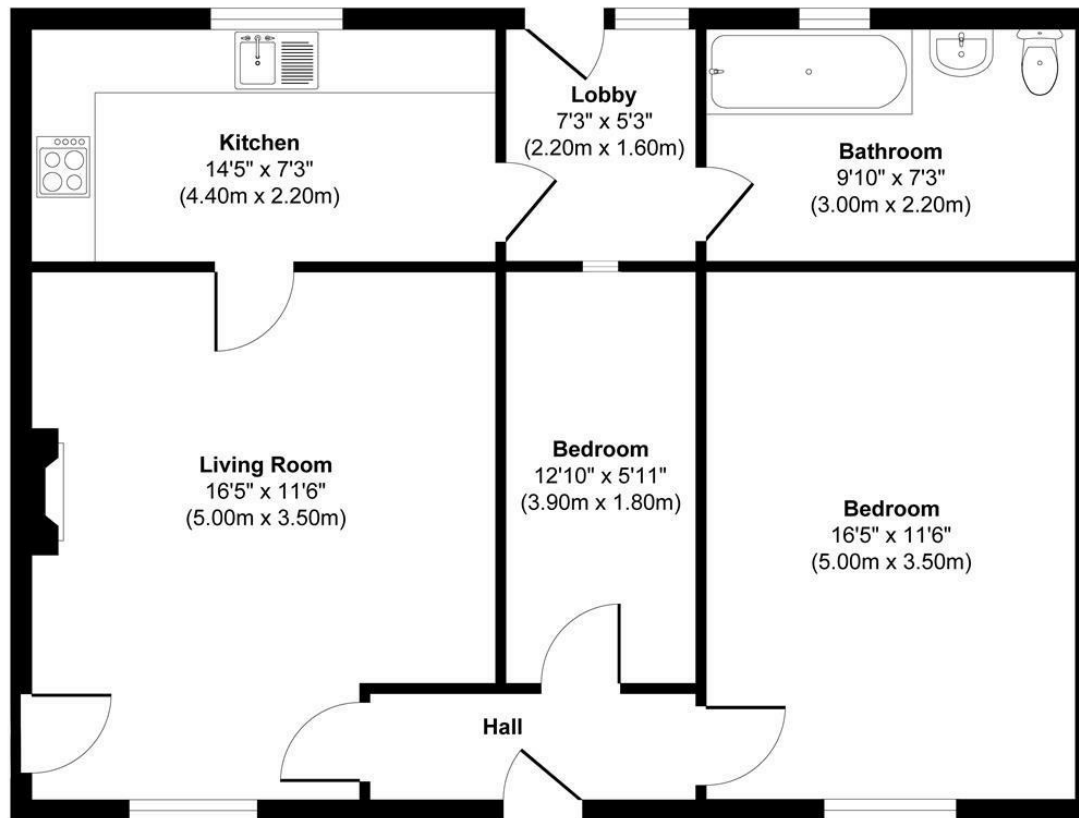
EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







Floor Plan



Approx. Gross Internal Floor Area 777 sq. ft / 72.23 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.