



**Flat B, 11 Corthan Court, Lochty Meadows, Thornton – KY1 4BS**

Kirkcaldy

Offers Over **£135,000**





## 11b Corthan Court

Thornton, Kirkcaldy

Modern ground floor apartment with two double bedrooms (master en-suite), spacious lounge, dining kitchen, off-street parking, and shared grounds in a private cul-de-sac. Move-in ready. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- MODERN GROUND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS MASTER EN-SUITE
- SPACIOUS LOUNGE
- MODERN DINING KITCHEN
- DG- GCH UPGRADED BOILER 2026- EPC C - HOME REPORT £140,000
- 4 PIECE FAMILY BATHROOM
- OFF STREET PARKING
- SHARED GARDENS
- HEAD OF CUL DE SAC IN SOUGHT AFTER DEVELOPMENT
- VIEWING RECOMMENDED



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**COMMUNAL GARDEN**

**OFF STREET**

1 Parking Space





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 80      | 80        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>                                                  |         |           |
| (81-91) <b>B</b>                                                | 83      | 83        |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales                                       |         |           |

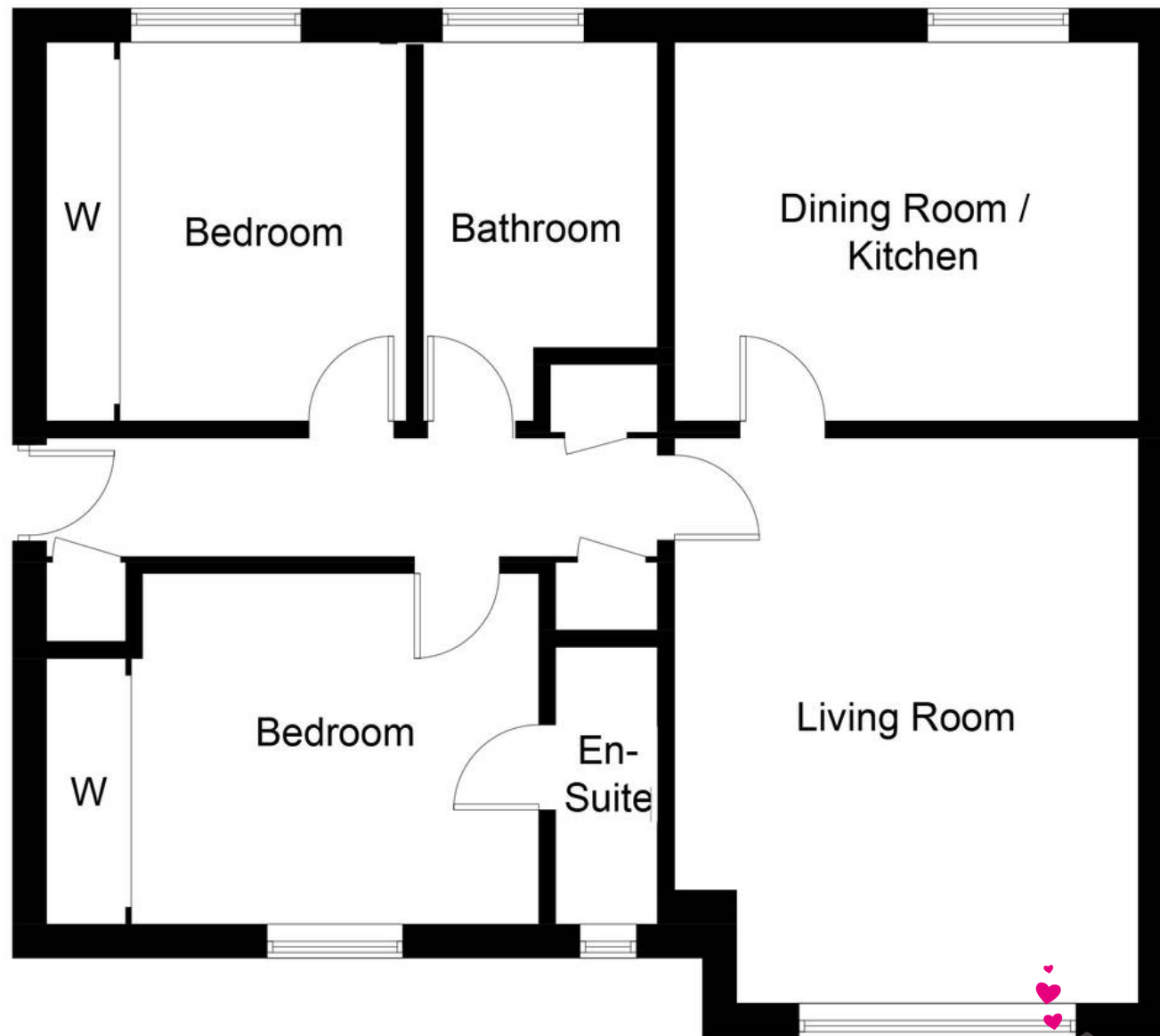


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