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Contact Allan England's Team

**01592 752 944**



Raeburn Heights, Glenrothes  
**Offers over £62,000**

# Raeburn Heights, Glenrothes

Rarely Available 2nd Floor Apartment With 2 Bedrooms & Single Garage, Situated in Town Centre Location Glenrothes!

Allan England's award winning team at First For Homes are proud to present to the market this bright and spacious 2-bedroom 2nd floor apartment situated within the popular Raeburn Heights, central Glenrothes. The property is rarely available to the market. The apartment comprises: secured entry system, lifts to all floors, entrance hall, lounge/diner, well-appointed kitchen, 2 bedrooms, bathroom, store cupboard. Property has benefited from upgraded electric heating approx 6 years ago. Upgraded Double Glazed Windows approx 8 years ago. Raeburn Heights Building has undergone external upgrading in 2019 with 25 year guarantee. The property also has a residents association and caretaker. Lovely landscaped shared garden grounds are available to enjoy and shared residents parking along with a private single garage. Ideal location and walking distance to Glenrothes Town Centre. Access to excellent transport links. Ideal First Time Buy, Buy to Let Investment or someone looking for a property on the one level. Viewing is essential to appreciate all it has to offer.

EPC Rating- D  
Council Tax Band- A  
Home Report Value- £65,000

\*Communal Fee - It is understood that there is a factoring charge which covers the costs of upkeep, maintenance and power for common area, servicing of the lifts and security entry system, cleaning and gardening of all public areas, and caretaker. The confirmation of costs and services should be confirmed by buyers solicitor\*

Glenrothes is regarded as one of the most successful Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods and a multi-screen cinema. Glenrothes boasts its very own 18-hole Golf course and both Primary and Secondary schooling are available. For the commuter the A92 allows swift access to Edinburgh and there are railway stations at both Thornton and Markinch.

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.





**SITUATION – Glenrothes**

**SECURITY ENTRANCE**

**LIFT TO ALL FLOORS**

**LOUNGE/DINER**

16'9" x 11'5" approx (5.13m x 3.49m approx)

**KITCHEN** 11'9" x 7'4" approx (3.60m x 2.25m approx)

**BEDROOM 1**

14'6" x 8'10" approx (4.42m x 2.70m approx)

**BEDROOM 2**

14'6" x 8'10" approx (4.44m x 2.70m approx)

**BATHROOM** 6'5" x 5'4" approx (1.97m x 1.64m approx)

**ELECTRIC HEATING**

**SINGLE GARAGE**

**RESIDENT PARKING**

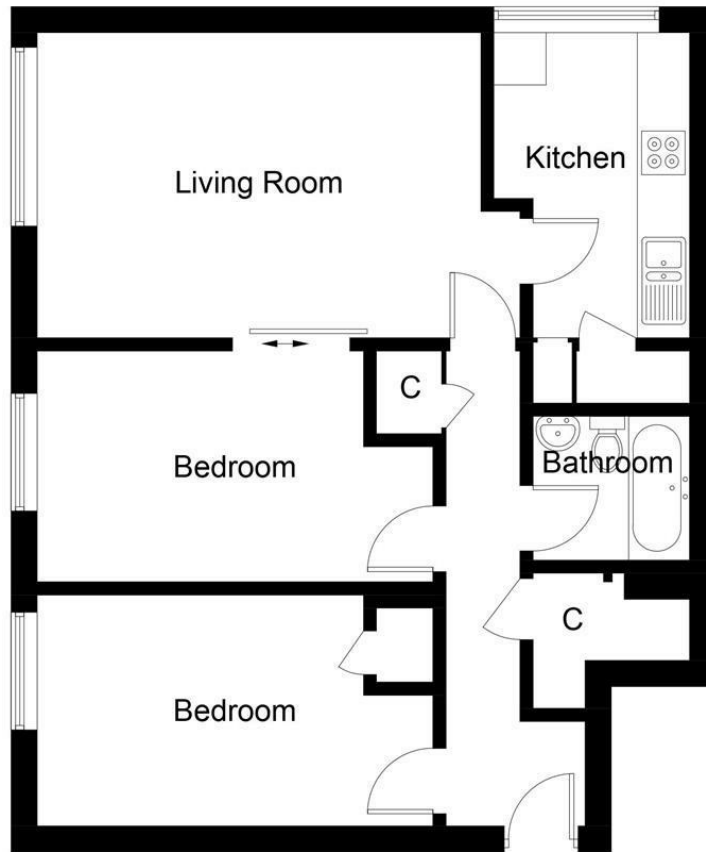
**CARETAKER OFFICE**

**SHARED DRYING AREA**

**COMMUNAL GARDEN GROUNDS**

**INFORMATION**





**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298172)

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