



innes johnston  
PROPERTY

18 Raeburn Path, Glenrothes – KY6 1BP

Offers Over £69,000



## 18 Raeburn Path

### Glenrothes

- Ground Floor Flat in South Parks
- Home Report Value of £70,000
- Lounge & Kitchen
- One Bedroom & Shower Room
- Gas Central Heating, Double Glazing & Private Gardens

The property is set in the highly sought after South Parks precinct with good amenities close-by including schools, the town centre, Rothies Halls Theatre and Library and the Michael Woods Leisure Complex. The property is 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.

Council Tax band: A

EER Band: C

Tenure: Freehold





### **Entry**

Accessed through a UPVC double glazed front door with glazed side panel, the welcoming entrance hallway provides access to all accommodation. A useful shelved storage cupboard also houses the utility meters, providing excellent additional storage space.

### **Hallway**

### **Lounge**

A bright and generously proportioned public room enjoying a pleasant outlook to the rear. French doors open directly onto the paved front garden area, creating an ideal space to relax outdoors and allowing an abundance of natural light to flow into the room. There is ample space for both lounge and dining furnishings.

### **Kitchen**

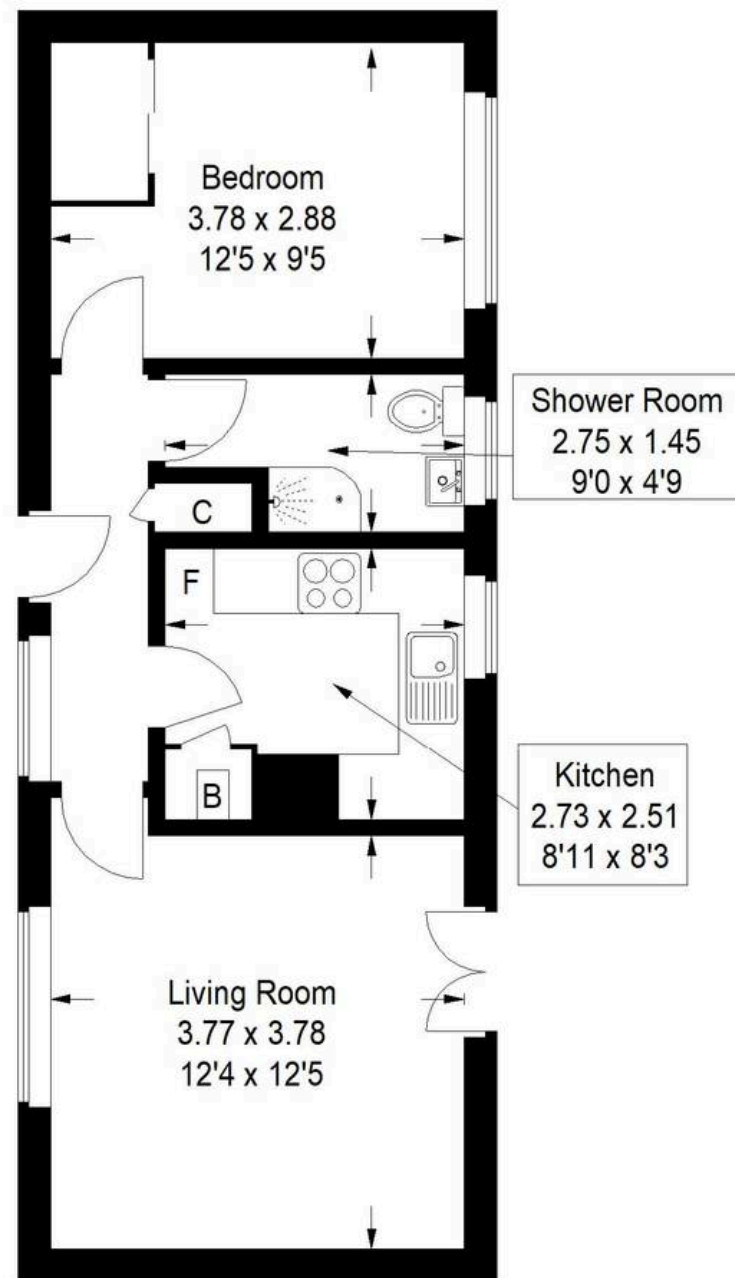
The kitchen is fitted with a range of base and wall mounted units together with complementary work surfaces. A gas hob and built-in oven are included, whilst there is space for a washing machine and fridge freezer. A front-facing window provides natural light, and a shelved storage cupboard houses the Worcester combination boiler.

### **Bedroom**

A spacious double bedroom featuring a front-facing window and fitted mirrored sliding wardrobes providing excellent hanging and storage facilities. The room offers ample space for additional bedroom furnishings.

### **Shower Room**

The shower room is fitted with a modern white suite comprising WC, vanity wash hand basin with storage below and corner shower cubicle. Finished with wet wall panelling around the shower area and further wet wall finishes throughout, the room is practical, stylish and easy to maintain. A front-facing window provides natural ventilation and light.



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1340949)

