first for homes

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Contact Allan England's Team

01592 752 944



Binney Wells, Kirkcaldy

Offers over £109,995

Binney Wells, Kirkcaldy

Beautifully Presented 2 Bedroom 3rd Floor Apartment With Partial Sea Views In Desirable Area of Kirkcaldy!

Allan England's award winning team at first for homes welcome to the market this lovely 2-bed Upper Apartment situated within a popular area of Kirkcaldy. The property offers partial sea views and is an ideal first-time purchase offering move-in condition accommodation comprising: secure entry system to main entrance leading to 3rd floor. Entrance hall, spacious family lounge, open-plan kitchen/diner with integrated gas hob, oven and space for American fridge freezer, 2 generous bedrooms both with double built in wardrobes and luxury family bathroom with overhead rain shower. The property is in immaculate condition with comfortable carpets and solid oak wood finishings and doors throughout. Externally, there is private residents parking to the front and side and communal gardens to enjoy. Located in a convenient area near local amenities, walking distance to beach and park. Early viewing is highly advised to ensure you don't miss out.

HOME REPORT VALUE £115,000
EPC RATING C
COUNCIL TAX BAND C

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SITUATION - 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.

INFORMATION
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

SECURE ENTRY SYSTEM

3RD FLOOR ACCOMMODATION

ENTRANCE HALL

FAMILY LOUNGE 16'11" x 11'7" approx. (5.16m x 3.54m approx.)

KITCHEN / DINER 15'8" x 9'10" approx. (4.78m x 3.01m approx.)

BEDROOM 1 11'5" x 9'10" approx. (3.48m x 3m approx.)

BEDROOM 2 11'2" approx. (3.41m approx.)

FAMILY BATHROOM 7'8" x 6'2" approx. (2.34m x 1.88m approx.)

PRIVATE RESIDENTS PARKING

COMMUNAL GARDENS

INFORMATION





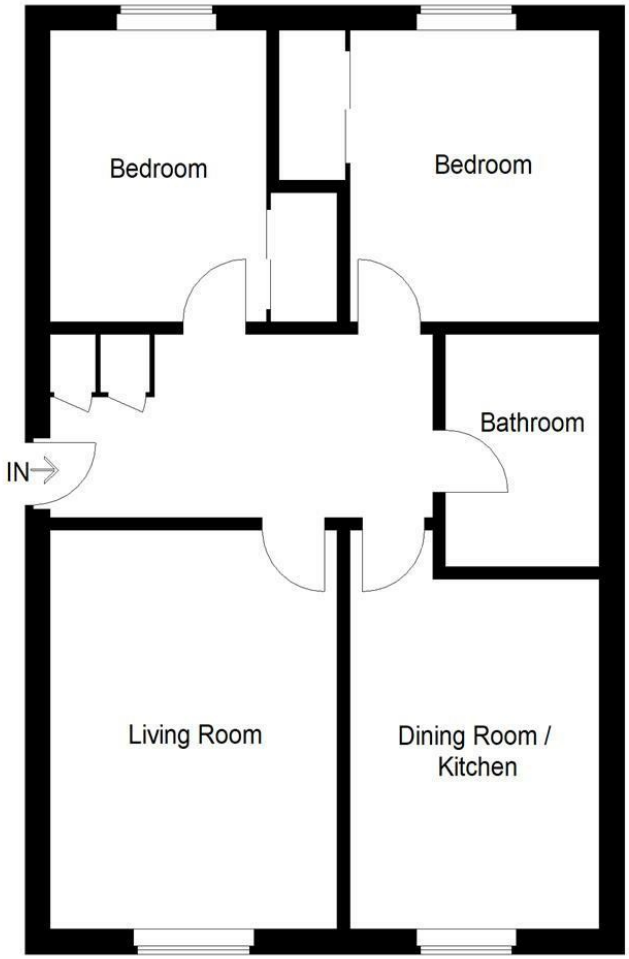


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1347365)

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FREE Valuation

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