



62 Alexander Rise Alexander Road

, Glenrothes, KY7 4HY

Offers Over £52,000



Calling all landlords and investors! Positioned on the first floor within a central pocket of Glenrothes, this well-proportioned two-bedroom flat offers scope and value. Complete with a bright, spacious lounge, kitchen, bathroom, double glazing and gas central heating, this property provides a solid foundation for a first time buyer or investor with a little cosmetic refreshment required.

Situated in central Glenrothes, you'll benefit from excellent local amenities, including shops, supermarkets, leisure facilities, and highly regarded schools, the town centre, Rothes 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.



Entry

Entry to the property is via main door into the lower stairwell. This flat is located on the first floor landing.

Entrance Vestibule

Entry to the property is through the UVPC panelled door into a welcoming entrance vestibule which provides access to the walk in cupboard which has been used as a study area, complete with a computer desk and to the family bathroom.

Family Bathroom

Family bathroom with bath and shower above, wash hand basin and toilet. Window to the front of the property.

Inner Hallway

Provides access to the lounge, kitchen and two bedrooms. Cupboard housing the fusebox and electricity meter.

Lounge 16'10" x 11'1" (5.14 x 3.38)

Spacious lounge area with window formations to the front and side. Electric fire on the wall.

Kitchen 9'0" x 8'7" (2.76 x 2.64)

The kitchen is fitted with a range of base and wall units. There is a hob, oven and extractor and space for other appliances. Window to the front of the property. Gas meter within kitchen cupboard.

Bedroom 14'11" x 10'2" (4.56 x 3.1)

Good sized bedroom over looking the rear of the property.

Bedroom 11'9" x 10'1" (3.6 x 3.08)

Another good sized bedroom to the rear.

Gas Central Heating

The property benefits from gas central heating with the Vokera boiler located within a kitchen cupboard. This supplies a system of radiators throughout the property.

Double Glazing

Double glazing to windows.

Communal Garden

There is a communal garden area to the front, side of the property with drying green and rear.

Viewing

Please call us on 01592 757114 or email us at property@innesjohnston.co.uk to book your viewing slot!

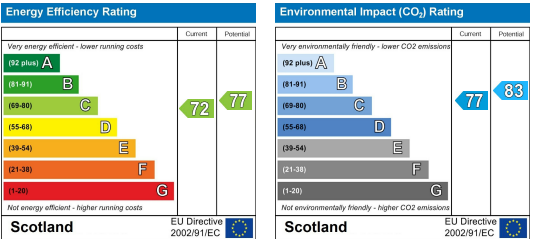
Do you have a property to sell?

If you're thinking of selling and would like expert advice or a market appraisal, call us on 01592 757114 to book your free, no-obligation appointment.

Area Map



Energy Efficiency Graph



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