

# first for homes

first for property in life - [firstforhomes.co.uk](http://firstforhomes.co.uk)

Contact Allan England's Team

01592 752 944



Kinclaven Gardens, Glenrothes  
**Offers over £69,995**

# Kinclaven Gardens, Glenrothes

ANOTHER OPPORTUNITY TO VIEW & NEW PRICE

Spacious & Bright 2-Bedroom First Floor Apartment in Sought-After Finglassie, Glenrothes  
Ideal First-Time Buy or Buy-to-Let Investment

First For Homes are delighted to present this spacious and well-presented two-bedroom first floor apartment, located within the highly desirable Finglassie area of Glenrothes. Offering generous living accommodation throughout, this attractive property is ideal for first-time buyers, investors, or those looking to downsize. The accommodation comprises: Secure shared entrance with only one neighbouring apartment. Welcoming and spacious entrance hallway. Bright and airy lounge/dining area. Fitted kitchen. Two generously sized double bedrooms. Family bathroom with overhead shower. Further benefits include ample parking, excellent local amenities, and convenient access to nearby bus routes. Shopping facilities are close at hand, including the local Morrisons store.

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic apartment has to offer.

EPC Rating- D  
Council Tax- A

Call first for homes - first for trust... first for service... first for aftercare.

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.





**SITUATION – Glenrothes**

**ENTRANCE HALLWAY**

**LOUNGE/DINER**

16'1" x 15'1" (approx) (4.91m x 4.62m (approx))

**KITCHEN**

10'2" x 7'8" (approx) (3.10m x 2.35m (approx))

**BEDROOM 1**

11'5" x 9'6" (approx) (3.48m x 2.90m (approx))

**BEDROOM 2**

9'10" x 9'5" (approx) (3.01m x 2.88m (approx))

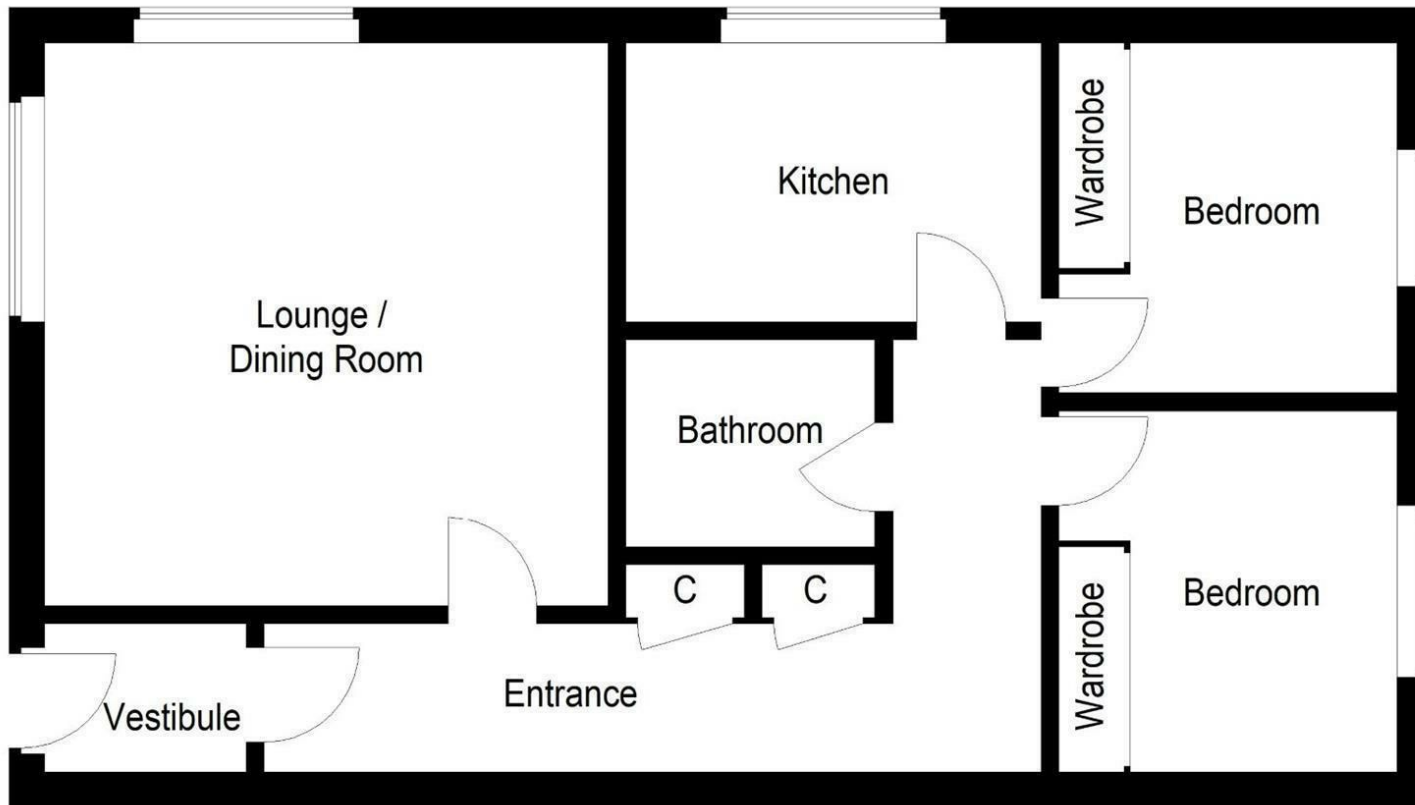
**BATHROOM**

6'11" x 6'2" (approx) (2.12m x 1.90m (approx))

**ON STREET PARKING**

**INFORMATION**





## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2020 (ID 660216)

**first for homes**  
 first for property in life - firstforhomes.co.uk

Contact Allan England's Team  
**01592 752 944**

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement 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.

## FREE Valuation

### Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



**first for trust**



**first for service**



**first for aftercare**

32 North Street, Glenrothes, Fife KY7 5NA  
 Fax: 01592 807947  
 sales@firstforhomes.co.uk  
 www.firstforhomes.co.uk