



**Kinclaven Gardens, Glenrothes**  
**Offers over £71,995**

# Kinclaven Gardens, Glenrothes

Well Presented 2 Bedroom First Floor Apartment in a Sought After Area of Finglassie, Glenrothes! Ideal First Time Buy or Buy-to-Let Investment

Allan England's Award-Winning Team at First For Homes are proud to welcome to the market this well presented 2-Bed, First Floor Apartment situated within the highly sought-after area of Finglassie, Glenrothes. The property comprises entrance hallway, lounge/diner, kitchen, two Bedrooms and Bathroom. Viewing is essential to fully appreciate all this lovely home has to offer. Don't miss out!

EPC Rating- D  
Council Tax- A  
Home Report- £75,000

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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**

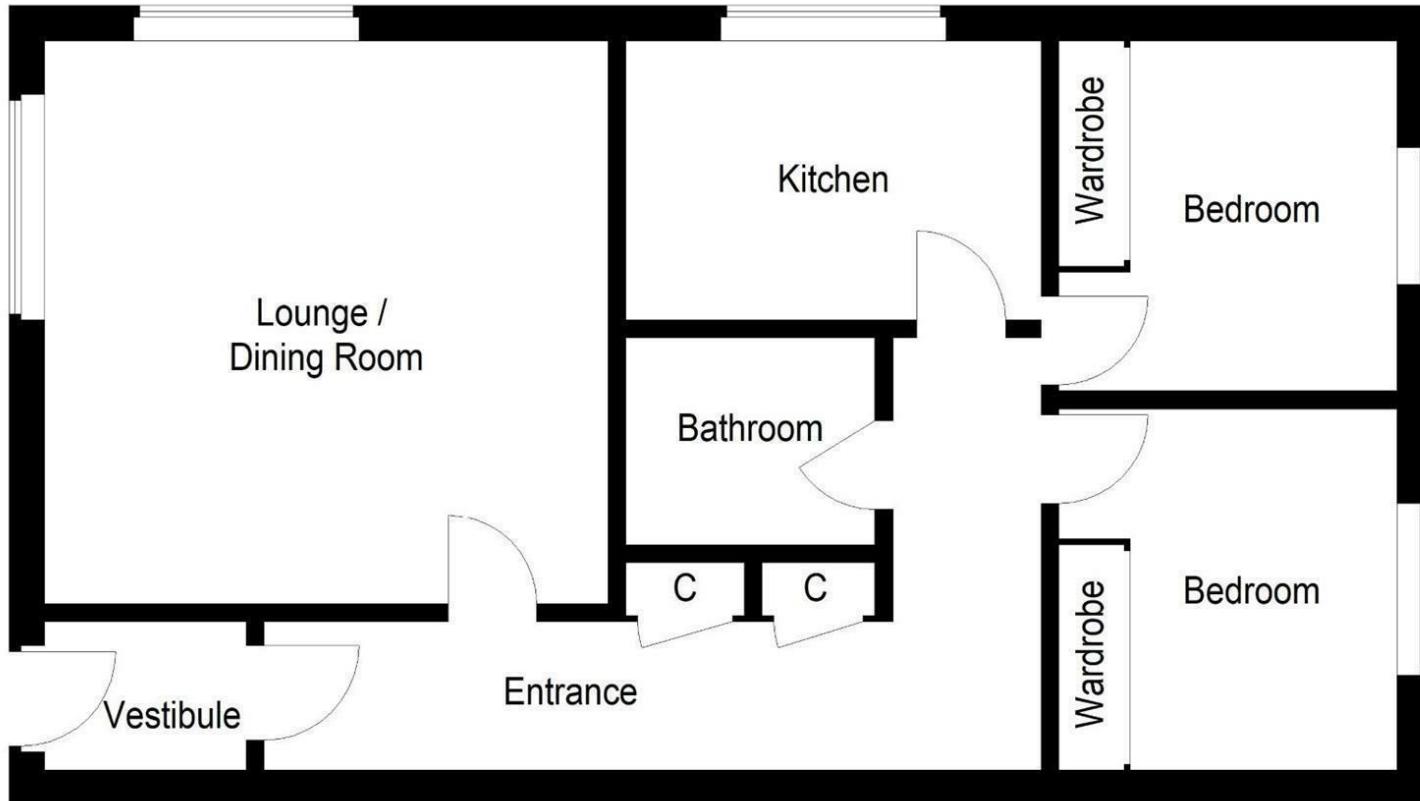
9'10" x 9'5" (approx) (3.01m x 2.88m (approx))

**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.

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## 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

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