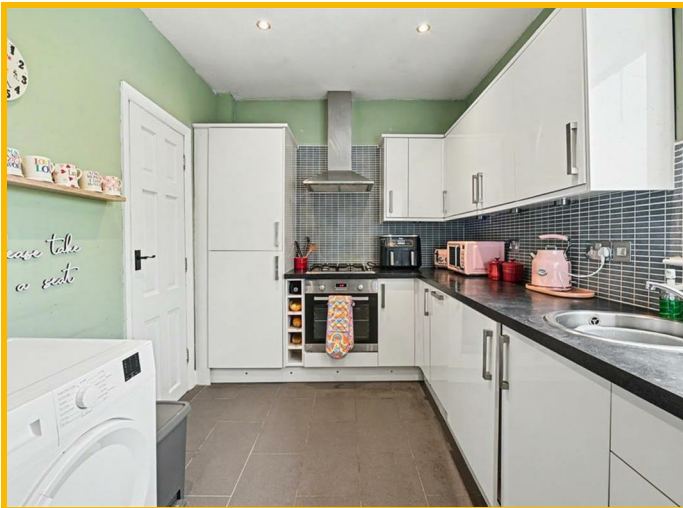




43 Millburn Avenue, Coaltown, Glenrothes, KY7 6HR

Offers Over £90,000

SPACIOUS 2 Bedroom Upper Apartment in MOVE IN CONDITION with an extensive rear garden and stunning COUNTRYSIDE VIEWS towards Balgonie Castle and Largo Law. Situated a short drive from Markinch for local amenities and the Train Station offering direct links to Dundee and Edinburgh City centre. Glenrothes is nearby for the retail park, shopping centre, health / leisure facilities and for entertainment and recreation you have the Theatre, Cinema and Riverside Park. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Garden. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with opaque double-glazed inlets. Carpeted stairs with a timber and glass balustrade lead to the upper landing. Hatch provides access to the partially floored roof space. Radiator. Laminate flooring.

LOUNGE

15'10" x 10'6" (4.84m x 3.22m)

Bright lounge with a double-glazed window to the rear. Alcove provides display / storage space with a cupboard below. Radiator. Laminate flooring.

KITCHEN

12'3" x 7'11" (3.75m x 2.42m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan, oven, dishwasher, washing machine and a fridge/freezer. Cupboard provides storage space. Double-glazed window to the rear. Radiator. Tiled flooring.

BEDROOM 1

13'5" x 9'9" (4.11m x 2.98m)

Bright double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Additional cupboard with shelving storage. Radiator. Laminate flooring

BEDROOM 2

13'6" x 8'5" (4.14m x 2.58m)

Additional double bedroom with double-glazed windows to the side and front with views over the countryside. Cupboard provides shelving storage space. Radiator. Laminate flooring.

BATHROOM

7'4" x 6'4" (2.26m x 1.95m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control rainfall shower. Opaque double-glazed window to the side. Fully wet walled. Heated towel rail. Laminate flooring.

GARDEN

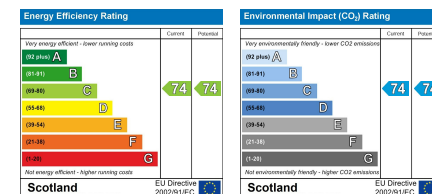
A laid to lawn shared area to the side of the property leads to the entrance and the rear garden. The property benefits from a generous sized rear garden, mainly laid to lawn providing a blank canvas for a keen gardener to transform into a tranquil haven to enjoy. The garden is enclosed within a timber fence surround making this a safe space for children and pets to play. A timber summer house provides an ideal sheltered spot to relax and spend time outdoors. A shed provides outdoor storage space.

AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.