

Woodlea Grove, Glenrothes  
**Offers over £74,995**

# Woodlea Grove, Glenrothes

Ideal First-Time Purchase or Buy-To-Let Investment - Lovely 2-Bed 2nd Floor Apartment, Situated Within A Desirable Area Of Glenrothes!

Allan England's award winning team at first for homes welcome to the market this lovely bright and spacious 2-bed 2nd Floor Apartment situated within the desirable area of Woodside, Glenrothes. The property is ready to move in to and offers accommodation comprising: secure entry system, entrance hall, inviting lounge with feature glass brick wall, generous kitchen with integrated oven/hob, 2 spacious bedrooms and family bathroom. Externally the property benefits from a private parking area. Situated in a central popular area, close to local amenities, doctors surgery and restaurants. Early viewing is recommended to ensure you don't miss out!

HOME REPORT VALUE £80,000

EPC RATING- D

COUNCIL TAX BAND- C

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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.

**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**

**ENTRANCE HALLWAY**

**LOUNGE**

13'11" x 12'3" (approx) (4.25m x 3.74m (approx))

**KITCHEN** 8'7" x 7'6" (approx) (2.62m x 2.31m (approx))

**BEDROOM 1**

10'9" x 8'7" (approx) (3.28m x 2.64m (approx))

**BEDROOM 2**

9'4" x 8'10" (approx) (2.87m x 2.71m (approx))

**BATHROOM**

6'4" x 6'2" (approx) (1.94m x 1.90m (approx))

**STREET PARKING**

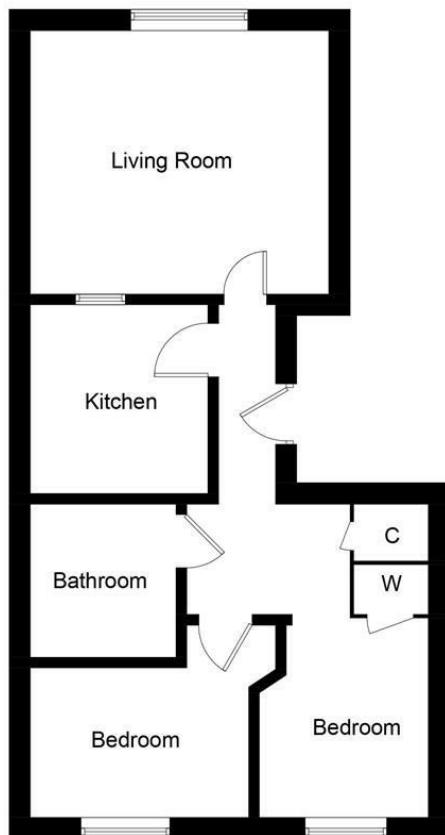
**INFORMATION**





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### Second Floor

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## FREE Valuation

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