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Contact Allan England's Team

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Lady Nina Square, Coaltown
Offers over £94,000

Lady Nina Square, Coaltown

Lovely 2 Bedroom Upper Apartment With Stunning Views & Private Substantial South Facing Rear Garden, Boasting Out Building, Summer House & Shed, Situated In The Highly Sought After Area Of Coaltown of Balgonie.

Allan England's Award-Winning Team at first for homes are proud to present to the market this beautifully presented 2-bedroom upper apartment, situated within the highly sought-after area of Coaltown of Balgonie. Offering stunning views, the property boasts move in condition living accommodation with solid oak flooring throughout, comprising: entrance hallway, welcoming lounge with patio doors to Juliet style balcony and decorative Georgian ceiling, updated well appointed kitchen with integrated appliances including fridge/freezer, washing machine, oven and hob and concealed Worcester boiler. A master bedroom with built in wardrobes, generous bedroom 2 currently used as a dining room and tiled family shower room. Externally, there is a substantial South facing private rear garden with large out building with recently replaced rubber roof, can be used as a games room, gym, office or bar. The property also benefits from a West facing summer house with power and lighting as well as a further garden shed. There is access to the fields through a private rear gate excellent for long walks. Close to local amenities, fantastic transport links, bus stops and great community setting. Early viewing is highly recommended - don't miss out!

Home Report - £97,000

EPC Rating- C

Council Tax - A

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Coaltown of Balgonie is a Village situated on the outskirts of Glenrothes. 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. 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 – Coaltown of Balgonie

ENTRANCE HALLWAY

LOUNGE

17'10" x 9'9" (approx) (5.46m x 2.98m (approx))

KITCHEN

9'10" x 9'6" (approx) (3.00m x 2.90m (approx))

BEDROOM 1

11'3" x 11'1" (approx) (3.45m x 3.40m (approx))

BEDROOM 2 CURRENTLY USED AS DINING ROOM

SHOWER ROOM

OUT BUILDING

16'2" x 14'5" (approx at widest point) (4.94m x 4.40m (approx at widest point))

SUMMER HOUSE

REAR GARDEN

INFORMATION



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.

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