



## Auchmuty Drive, Glenrothes, KY7 5NE

**RE/MAX**<sup>®</sup>  
PROFESSIONALS



**2 Bed First Floor Flat – Ideal First Home or Buy-To-Let Investment!**

Iqra Luqman at **RE/MAX Professionals** is delighted to bring to the market this 2 bed first floor flat situated in the popular area of Auchmuty, Glenrothes. It boasts bright living accommodation throughout with modern kitchen and bathroom. It also benefits from having communal garden grounds to the rear. This could make an ideal first home or buy-to-let investment. Call Iqra Luqman to arrange your viewing today!

**Accommodation Comprises:**

**Internally** – entrance hall, lounge, kitchen, 2 bedrooms and family bathroom

**Externally** – communal garden grounds to the rear

**Offers Over £54,000**

**Call Iqra Luqman  
On 01592 75-22-00**



**SITUATION**

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 access to Edinburgh and there are railway stations at Thornton and Markinch.

**ENTRANCE HALL**

The property is accessed through timber door leading into welcoming entrance hall. Built-in storage cupboard. Wall radiator. Security door telephone. Access through to lounge, kitchen, 2 bedrooms and family bathroom.

**LOUNGE**

**15'11" x 12'4" (4.85mx3.76m) APPROX**  
Lounge with double glazed window formation overlooking the front of the property. Feature fireplace. Wall radiator. Coving.

**KITCHEN**

**10'6" x 9'1" (3.20mx2.77m) APPROX (includes fitted units)**

Kitchen is fitted with a mixture of wall mounted and floor standing colour co-ordinated storage units incorporating ample work-top surfaces. Inset stainless steel sink with side drainer. Integrated oven, electric hob and cooker hood. Laminate style flooring. Wall radiator. Double glazed window formation overlooking the rear of the property. Access through to utility room.

**UTILITY ROOM**

Utility room with opaque double glazed window overlooking the rear of the property. Built-in storage cupboard. Central heating boiler.

**BEDROOM 1**

**12'4" x 11'3" (3.76mx3.43m) APPROX**  
Bedroom 1 with double glazed window formation overlooking the front of the property. Built-in wardrobe. Further built-in storage cupboard. Wall radiator.

**BEDROOM 2**

**13'7" x 9'1" (4.14mx2.77m) APPROX**  
Bedroom 1 with double glazed window formation overlooking the front of the property. Built-in wardrobe. Wall radiator. Coving.

**FAMILY BATHROOM**

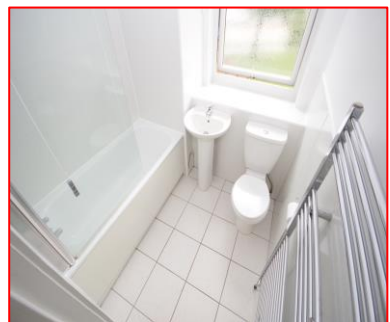
Family bathroom fitted with a 3 piece suite comprising: low-level WC, pedestal wash hand basin and panelled bath with overhead shower. Tiled flooring. Chrome heated towel rail. Part wet wall. Double glazed window formation overlooking the rear of the property.

**GARDEN GROUNDS**

The property benefits from having communal garden grounds to the rear which are mainly laid-to-lawn.

**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.



**THINKING OF SELLING?**

I would be happy to provide you with a FREE market appraisal of your home at your convenience.

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Smoke alarms – It is imperative that, where not already fitted, suitable smoke alarms are installed for the personal safety for the occupants of the property. These must be regularly tested and checked.

The Consumer Protection from Unfair Trading Regulations 2008. While these particulars have been carefully compiled and are believe to be accurate, no warranty can be given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where include in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or what is included in the sale.