



## 73 RAE BURN HEIGHTS

GLENROTHES, KY6 1BW

**£65,000**  
**FREEHOLD**

New for sale a spacious & well presented 7th floor apartment in a sought after residential location! Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a Two Double Bedroom Apartment comprising Security Entry - Lift - Entrance Hall - Lounge with East/ North facing aspect towards Lomond Hills - Two Double Bedrooms - Kitchen & Bathroom/WC. Benefitting from DG- Electric Storage Heating - Residents Off Street Parking - Garage No 28 - EPC D - HOME REPORT £67,000. Factoring is in place for maintenance of building/ grounds & building insurance. View Now!



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your local property experts

# 73 RAEBURN HEIGHTS

• SPACIOUS 7TH FLOOR APARTMENT EAST FACING • TWO DOUBLE BEDROOMS • BRIGHT LOUNGE/ DINER EAST FACING • FITTED KITCHEN & APPLIANCES • MODERN BATHROOM WITH ELECTRIC SHOWER • RESIDENTS OFF STREET PARKING & GARAGE NO 28 • FACTORING - SECURITY ENTRY • DG- EPC D - ELECTRIC HEATING • HOME REPORT 67,000 • CENTRAL TOWN LOCATION



## FULL DESCRIPTION

New for sale a spacious & well presented 7th floor apartment in a sought after residential location! Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a Two Double Bedroom Apartment comprising Security Entry - Lift - Entrance Hall - Lounge with East/ North facing aspect towards Lomond Hills - Two Double Bedrooms - Kitchen & Bathroom/WC. Benefitting from DG- Electric Storage Heating - Residents Off Street Parking - Garage No 28 - EPC D - HOME REPORT £67,000. Factoring is in place for maintenance of building/ grounds & building insurance. View Now!

## LOCATION

Glenrothes is one the most successful New Towns created in Scotland with many New technology business based there. Situated adjacent to the A92 Road Network for commuting to Dundee - Perth - Aberdeen - Edinburgh - Glasgow. Train Links Provided @ Markinch Mainline Station & Thornton. Variety of primary Schooling & Secondary Schooling facilities are provided. Local Shopping provided in the Kingdom Centre & various retail outlets. Amenities include 18 Hole Golf Course at Glenrothes Golf Course & Balbirnie Golf Club. Michael Woods Sports Centre provides up to date Sports & Leisure facilities for all tastes.

## SECURITY ENTRY

Secure entry with Lift access to all floors.

## ENTRANCE HALL

Security door. Linen cupboard. Deep store housing electrics. Electric heater. Entry phone.

## LOUNGE/ DINER

Spacious main public room with 2 DG windows enjoying an East facing aspect over town & Largo Law in distance. Electric heater. Carpet.

## KITCHEN

Wall & base cabinets, wipe clean worktop surface, inset sink. Appliances to include washing machine, fridge freezer, dishwasher, electric cooker. DG window enjoys North facing aspect towards Lomond Hills. Water tank housed in store.

## BEDROOM 1

Double bedroom with single wardrobe. DG window East facing. Electric heater. Carpet.

## BEDROOM 2/ DINING ROOM

Second double bedroom or Dining room with interconnecting door with lounge. DG window East facing aspect. Electric heater. Carpet.

## BATHROOM

Modern suite to include bath with overhead electric shower, wash hand vanity unit, low level wc. Extractor fan.

## RESIDENTS OFF STREET PARKING

Non designated residents off street parking bays.

## GARAGE NO 28



### EXTERNAL

Shared external gardens maintained under factoring agreement.

### FACTORING

Approx £85 per month - Includes maintenance of building, grounds & building insurance.

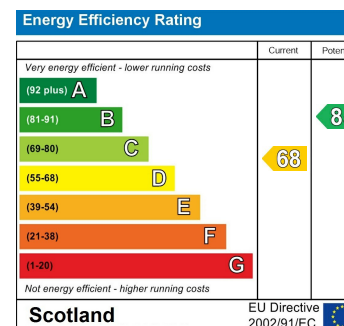
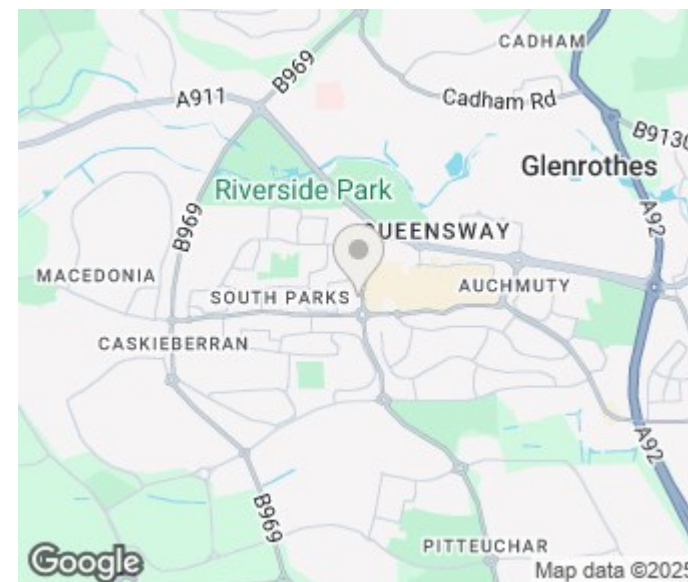
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**Seventh Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1172701)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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