

Flat C 3 Balfour Gardens

GLENROTHES, FIFE, KY6 2NJ



*LOVELY TWO BEDROOM
FIRST FLOOR FLAT*



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3c Balfour Gardens is a delightful first floor flat, the property has an abundance of high-quality fixtures and fittings and offers spacious living accommodation throughout. The property boasts delightful open views over Glenrothes. Presented in move-in condition, the property is accessed via its own front door. The internal reception hall has a good selection of storage cupboards. The lounge is situated towards the rear with a large picturesque window and open aspect views flooding the room with natural light. There is a wonderful dining kitchen with a good selection of stylish units and integral appliances.

Both bedrooms are double in size and the master benefits from an en suite shower room. The modern bathroom with stylish splash-back tiling completes the accommodation on offer. Ample private and visitor parking is provided and there are well maintained communal grounds surrounding the property.

Viewing is highly recommended to appreciate the accommodation on offer.







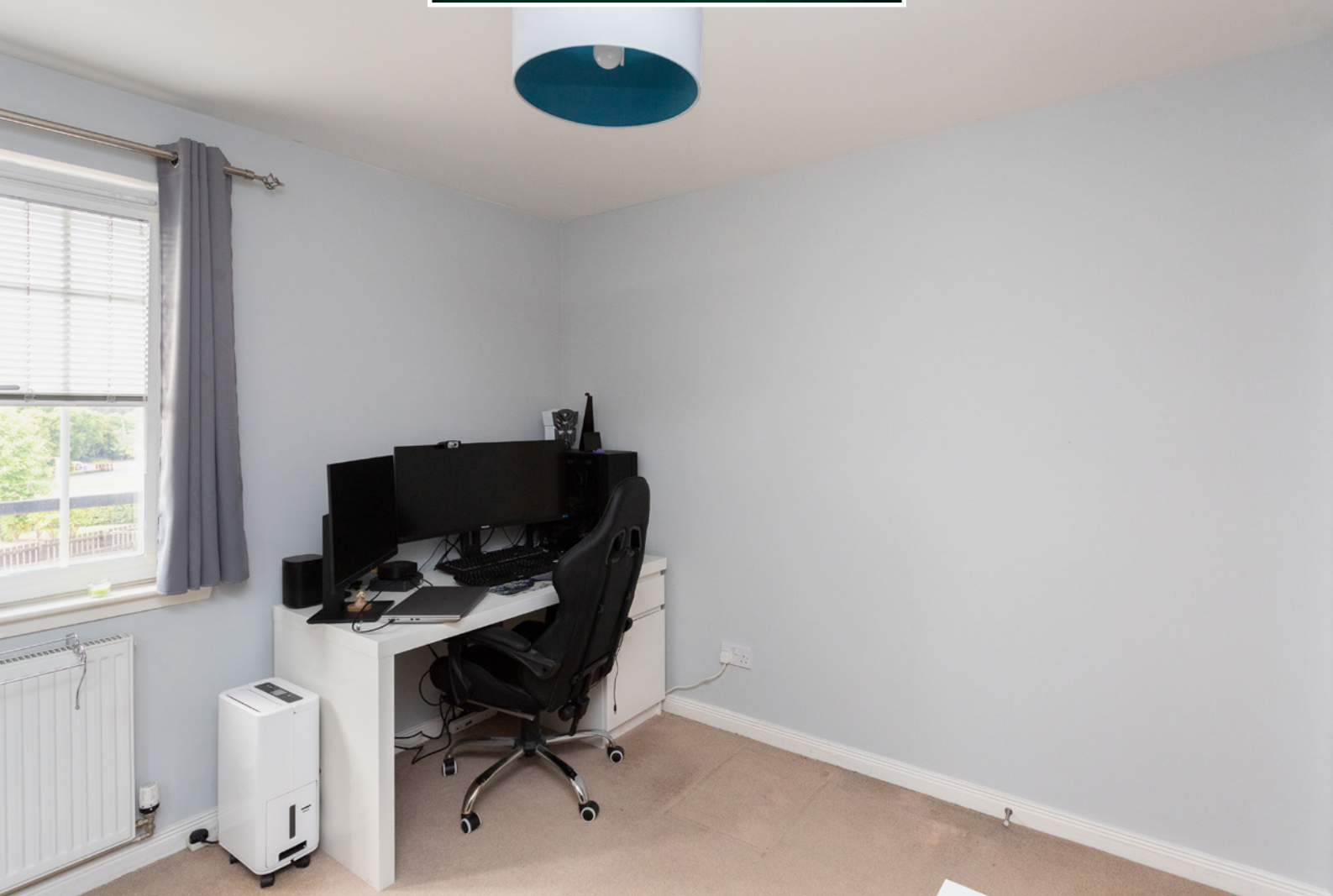
Bedroom 1



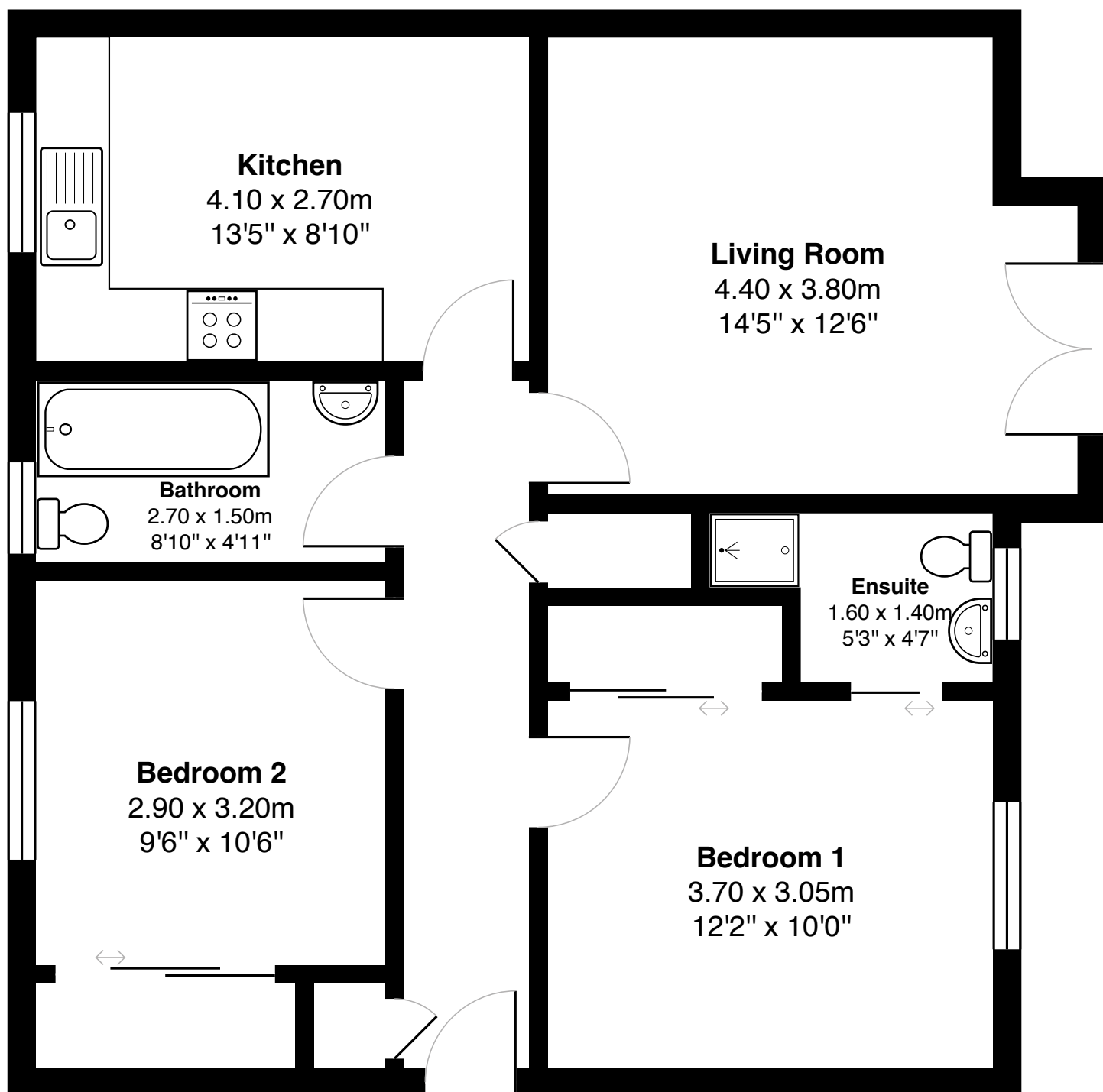




Bedroom 2







Gross internal floor area (m²): 67m²

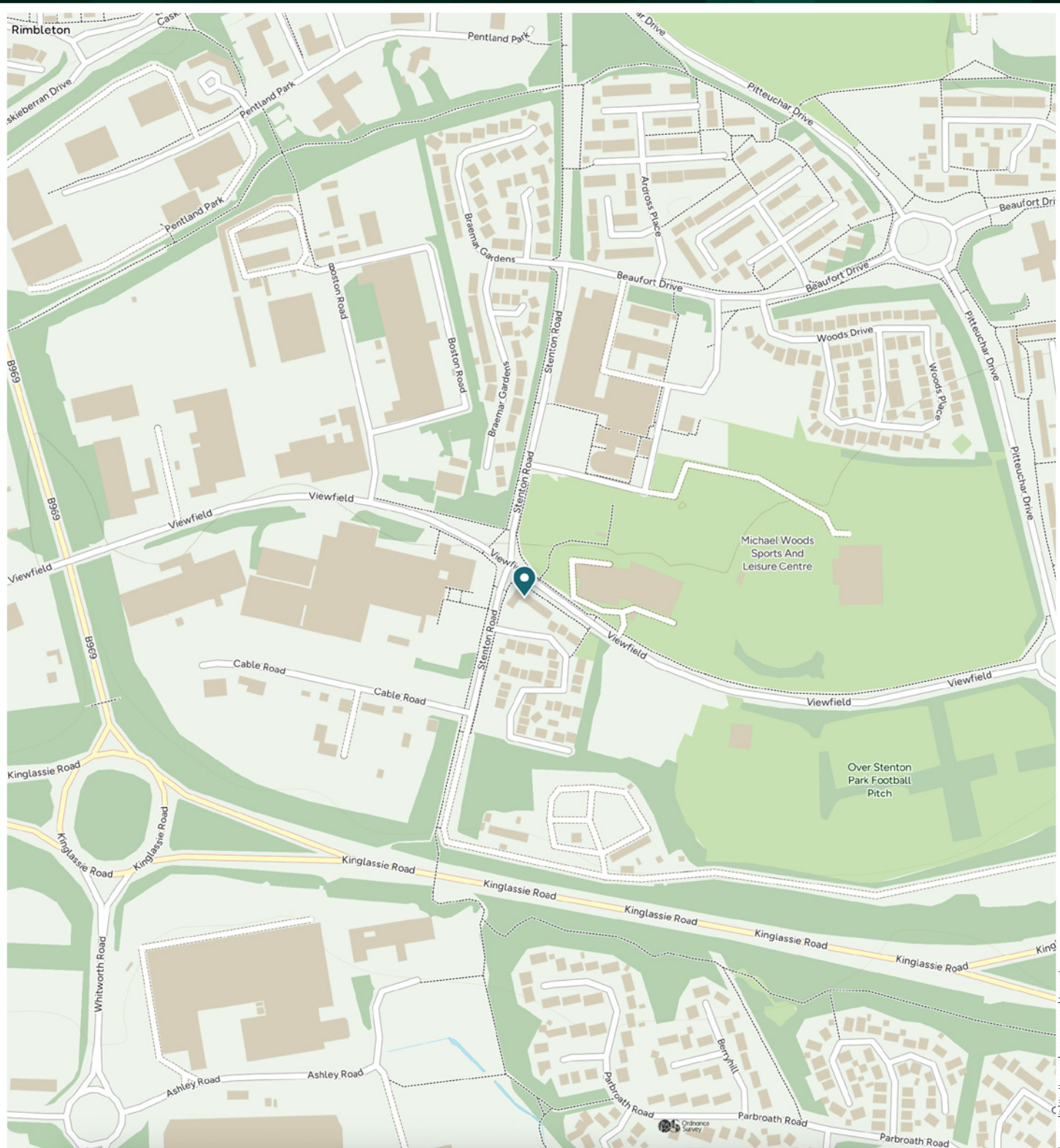
EPC Rating: B



Glenrothes is situated in the heart of Fife in East Central Scotland. It is located approximately equidistant between the cities of Edinburgh (32 miles) and Dundee (27 miles). Glenrothes is the administrative capital of Fife containing both the Fife Council and Fife Constabulary headquarters. It established itself as a major industrial centre in Scotland's silicon glen during the 1980's and 90's with several major electronic companies establishing in the town. Glenrothes is unique in Fife as the majority of the town's centre is contained indoors, the Kingdom Shopping Centre providing a great deal more than normal requirements.

The town has a variety of recreational facilities including the newly built Michael Woods regional sports centre, Balgeddie Fountain Spa and Hotel, and Civic Centre with theatre. The town has strong links with the main Scottish transport network with bus and Markinch train station having links to all major cities. Glenrothes has a variety of schools at both primary and secondary level with the newly Auchmuty High School being the popular choice.

The Location



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