



Flat A, 1 Balfour Gardens, Glenrothes, Fife, KY6 2NJ

Spacious and Immaculately Presented, Modern, Two-Bedroom, Ground-Floor Flat

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Property Description

Spacious and immaculately presented, modern, two-bedroom, ground-floor flat. Set in a sought-after residential development, on the outskirts of the popular Fife town of Glenrothes.

Comprises an entrance hallway, a living room, a kitchen, two double bedrooms, an en-suite shower room and a bathroom.

Tastefully finished and in move-in condition, highlights include a modern fitted kitchen and stylish bathroom suites. In addition, there is contemporary flooring, double glazing, gas central heating and good storage provision, including integrated wardrobes in both bedrooms.

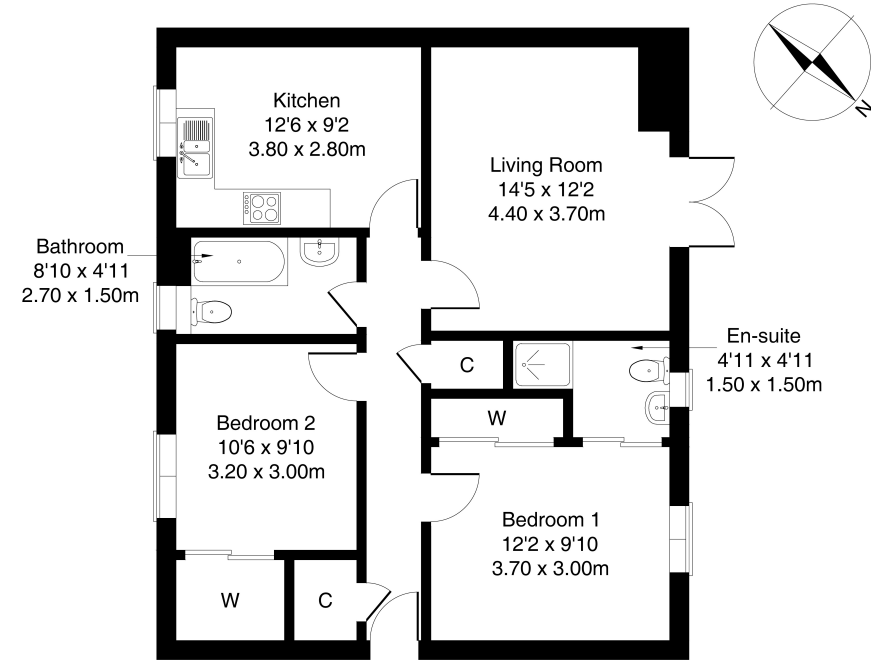
There is also a secure entry, shared garden grounds and residents' parking.

A welcoming entrance hall, finished with modern, wood-effect flooring, leads into a bright, spacious living room on the right. Stylishly presented, the versatile reception room provides ample space for freestanding furniture and opens onto the garden, via French doors. Next door, a kitchen offers space for seated dining and is fitted with wood-effect units, stone-effect worktops and tiled splashbacks. Appliances include an integrated oven, a gas hob, a stainless-steel canopy, a freestanding fridge/freezer, a dishwasher and a washing machine.

The flat's two flexible, double bedrooms are presented with light, neutral decor and contemporary, grey carpeting, and both enjoy built-in wardrobe storage. The master bedroom further benefits from a stylish, en-suite shower room.

Completing the accommodation, a bathroom comprises a three-piece suite and marble-effect, panel splash walls.

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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Glenrothes is Fife's third largest town, with a mixture of residential properties throughout. Retail opportunities include the Kingdom Shopping Centre, with a broad range of high-street names, with supermarkets including ASDA, ALDI, Lidl and Marks & Spencer. The Michael Woods Centre provides extensive modern sports and leisure facilities, whilst Glenrothes boasts its

very own 18-hole golf course, cinema and theatre in the Rothes Halls. Both primary and secondary schooling are well provided for, with further education available at The Adam Smith College at the Stenton campus of Fife College. For the commuter, the A92 allows rapid access to Edinburgh and the central belt and there are railway stations at both Thornton and Markinch.





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