



Offers Over £117,000  
21 Kinclaven Gardens  
Glenrothes, KY7 4UR







# Kinclaven Gardens

Glenrothes, KY7 4UR

\*\*\* NEW PRICE - SUBSTANTIALLY BELOW HOME REPORT VALUE \*\*\*\* A stunning PENT HOUSE APARTMENT, positioned within the sought after development of Finglassie which is located on the southern edge of the Town. Fabulously appointed accommodation comprises: Hall with great storage, a magnificent Lounge /Dining room with open plan kitchen, two double bedrooms and a beautiful redesigned shower room. An exclusive property awaits you.







### Shared Halls and Stairs

The freshly decorated halls and stair cases, two flats are located on all three floors. The upper floor accommodates Number 21.

### Hall

Access to the property is through a traditional external security door. The "L" shaped hall offers access to the lounge/Dining room/Kitchen, both bedrooms and the shower room. Two cupboards offer storage (one housing the central heating system). Fresh modern decor.



### Lounge Dining Room with Open Plan Kitchen

The generous sized lounge dining room offers ample space for both a lounge suite plus the dining room table and additional free standing furniture. The room is open to a large modern kitchen. A large fixed window and additional dormer window maximise natural light as well as offering great elevated views. The kitchen area enjoys an excellent supply of Beechwood finished floor and wall storage units, contrasting marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps, integrated fan assisted electric oven, four burner hob and pull out extractor. Co-ordinated wet walled splashbacks. A Matching wide breakfast bar forms the divide from the Lounge. Quality carpeting to lounge area. Harder wearing floor covering to the dining area and open plan kitchen.

### Bedroom One

This double bedroom is located to the rear of the property (West) Large walk in wardrobe with hanging rail and shelf. Fresh neutral decor. Quality carpeting.



### Bedroom Two

The second bedroom faces the north with window formation offering great elevated views over grassed areas and woodland. Built in wardrobe with sliding doors. Ceiling hatch accesses the attic space. Fresh modern decor. New quality carpeting.

### Redesigned Shower Room

The spacious shower room has been beautifully redesigned, the room is wet walled throughout, three piece suite comprises low flush WC, individual wall mounted wash hand basin set into an attractive modern vanity unit, plus a superb double shower compartment with thermostatically controlled shower. Chrome finished ladder style heated towel rail.

### Heating and Glazing

Efficient Central Heating. Double Glazing throughout.

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
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KY8 4LA  
Tel 01333 421816  
[www.delmor.co.uk](http://www.delmor.co.uk)



### SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### MEASUREMENTS

All measurements are approximate.

### APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

### MORTGAGE & FINANCIAL ADVICE

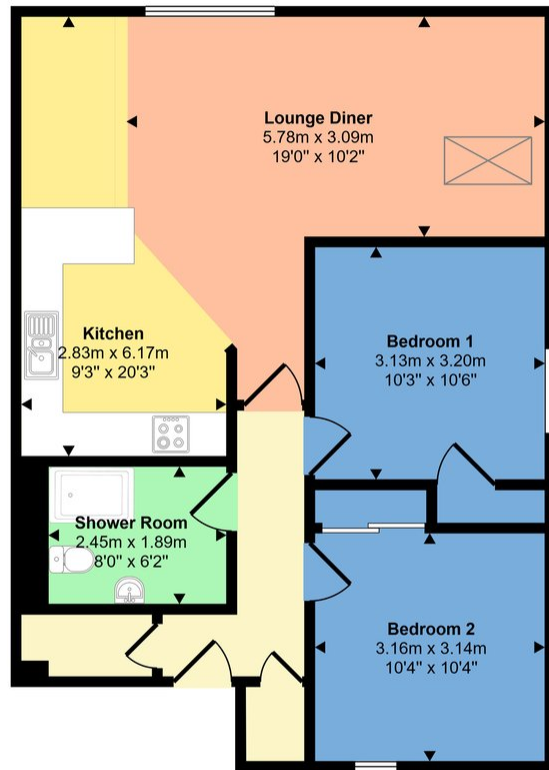
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

### FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.




Approx Gross Internal Area  
71 sq m / 769 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

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