



Offers Over £74,950
81 Raeburn Heights
Glenrothes, KY6 1BW



DELMOR
01333 421 816
leven@delmor.co.uk



Raeburn Heights

Glenrothes, KY6 1BW

This eighth floor apartment forms part of the prestigious Raeburn Heights ,one of Fifes most well maintained Multi stories, enjoying a central location close to all local amenities, as well as panoramic views. This apartment is accessed by serviced lifts, and as with all public areas and gardens is very well maintained. Internally the accommodation is in excellent order throughout. Comprises: Hall, Lounge, modern kitchen, two double bedrooms and beautifully redesigned shower room. The garage is positioned to the rear of the block. An ideal first time buy or for those of us getting on in years.





Common areas and access

The flat benefits from its own GARAGE, additionally there is private parking restricted to residents and guests. The block has a care taker and is very well maintained. Access is through secure security doors then, well serviced lifts.

Hall

The apartment is accessed from a external door. The hall has internal doors leading to the lounge, kitchen, both bedrooms and the redesigned shower room. Tasteful neutral decoration.

Lounge

Enjoying tasteful feature wall decoration. Double window formation offers excellent panoramic views over Glenrothes

Kitchen

The kitchen has a supply of modern beech wood finished floor and wall storage units, drawer units, contrasting marble effect wipe clean work surfaces with inset sink, drainer and mixer taps, integrated oven, and hob, plumbing for automatic washing machine. Double window formation



Shower Room

The Shower Room has been tastefully redesigned and is wet walled throughout. Three piece suite comprises low flush WC, pedestal wash hand basin and enclosed shower area with wall mounted shower.

Bedroom One

A good sized double bedroom, window formation attracts natural light.

Bedroom Two

Similar to bedroom one a well proportioned double bedroom

Garage

The property includes a private lock up garage included within the grounds.

Maintenance and Shared Garden

It is understood that there is a factoring charge of approximately £20 per week, this covers all on going costs of upkeep maintenance and power for common area, servicing of the lifts and security entry system, cleaning and gardening of all public areas, and care taker. Confirmation of costs and services should be confirmed by buyers solicitor.



Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel 01333 42116
leven@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.



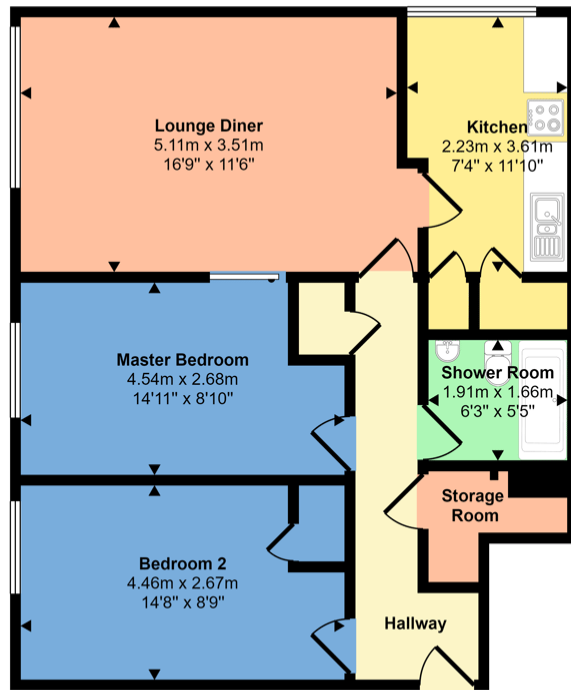
MORTGAGE & FINANCIAL ADVICE

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
67 sq m / 717 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk