




McEwan Fraser Legal

Solicitors & Estate Agents

01592 800 695

12 Braemar Court

GLENROTHES, KY6 2QY

GLENROTHES

KY6 2QY

The rightful winner of Britain in Bloom, Glenrothes offers a good mix of housing styles interspaced with lots of green spaces and park areas. The summer sees an abundance of floral displays along its wide roads adding to the pleasure of living there. Situated in the heart of Fife in East Central Scotland and located approximately equidistant between the cities of Edinburgh (thirty-two miles) and Dundee (twenty-seven miles), Glenrothes is the administrative capital of Fife containing both the Fife Council and Fife Constabulary headquarters.

The town 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. Recreational facilities include the Michael Woods regional sports centre, Balgeddie Fountain Spa and Hotel, and Civic Centre with theatre as well as at least one five star hotel, golf courses and a number of eateries dotted around.

The town has strong links with the main Scottish transport network with the bus station and Markinch train station each having links to all major cities. Glenrothes has a variety of schools at both primary and secondary level with the newly built Auchmuty High School being the popular choice.

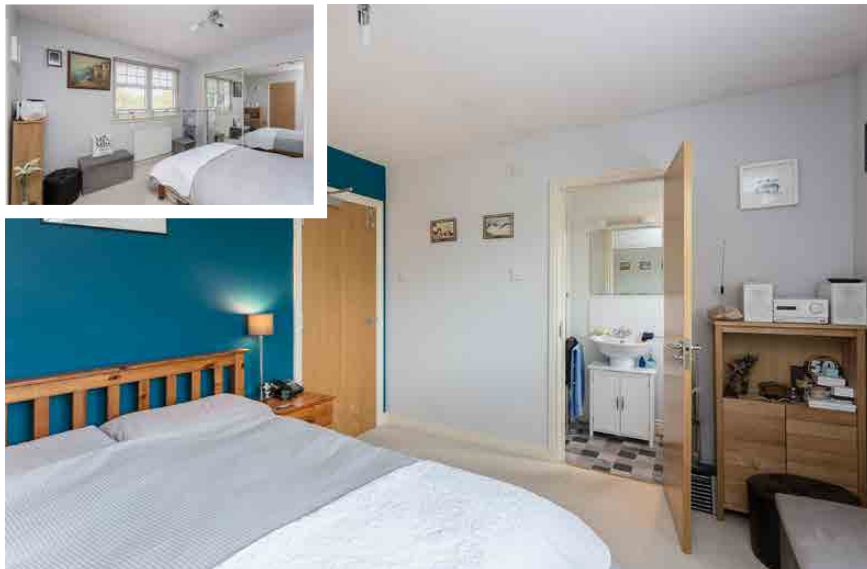


12 BRAEMAR COURT

GLENROTHES, KY6 2QY

This top floor flat 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 front 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 splashback tiling completes the accommodation on offer. Ample private and visitor parking is provided and there are well maintained communal grounds surrounding the property.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

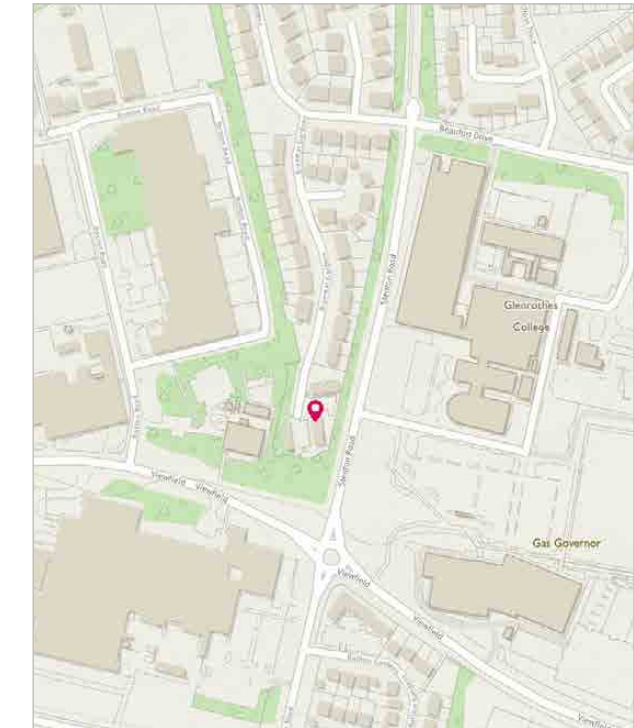
Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.60m (11'10")
Kitchen	4.40m (14'5") x 3.40m (11'2")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
En-suite	2.50m (8'2") x 1.20m (3'11")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bathroom	3.40m (11'2") x 2.00m (6'7")

Gross internal floor area (m²): 78m² | EPC Rating: C

Extras (Included in the sale):

Floor coverings, light fittings, blinds and window dressings.






Solicitors & Estate Agents

Tel. 01592 800 695
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY STEIN
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer