

54 Lady Nina Square

COALTOWN, GLENROTHES, FIFE, KY7 6HN



*DELIGHTFUL TWO
BEDROOM PROPERTY*



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54 Lady Nina Square is a delightful two-bedroom home in good condition.

The property has a wealth of space and would make a fantastic purchase for a first-time buyer. There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has front and rear-facing windows. The fully fitted kitchen is to the rear with a full range of floor and wall-mounted units and a rear door leading out to the landscaped gardens. There are two double bedrooms on the upper level all of which are a good size. The master bedroom has access to the balcony. The family bathroom is also located on the upper level and has a white suite comprising of shower, WC and wash hand basin complete with splash-back tiling. The property features double glazing and gas central heating.

The garden to the rear is fully enclosed by fences on two sides and a fence to the neighbouring garden. The property further benefits from a large summer house and ample on-street parking.





The Kitchen





Bedroom 1

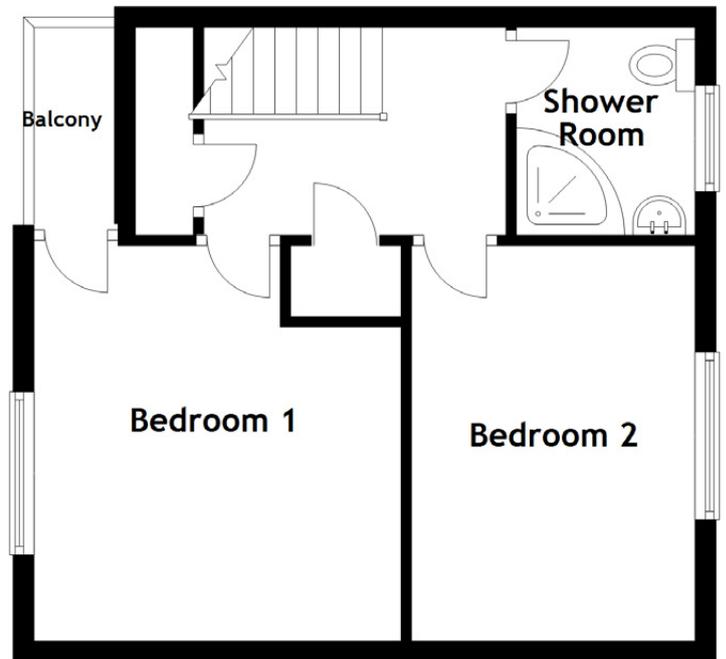
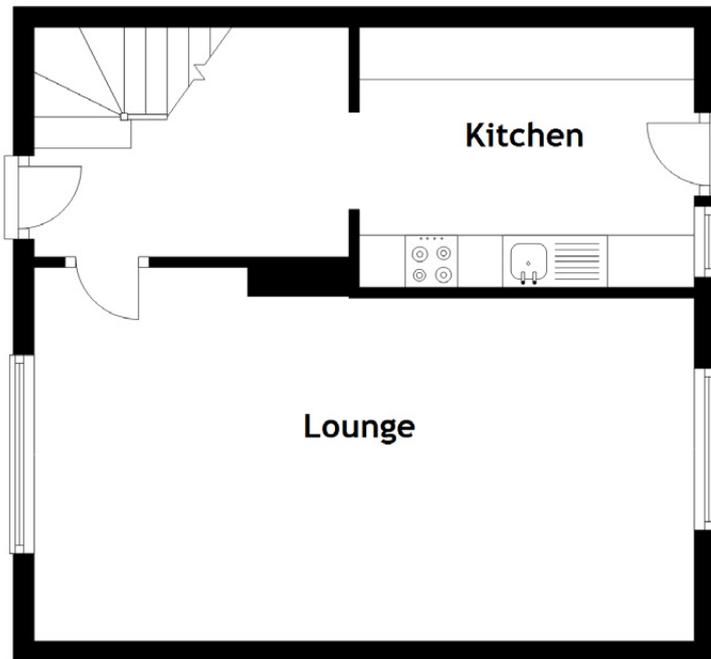
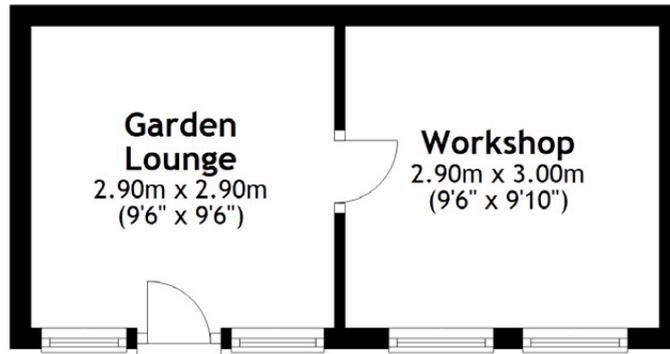




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	6.30m (20'8") x 3.60m (11'10")	Shower Room	2.00m (6'7") x 1.70m (5'7")
Kitchen	3.20m (10'6") x 2.50m (8'2")		
Bedroom 1	3.80m (12'6") x 3.50m (11'6")	Gross internal floor area (m ²): 73m ²	
Bedroom 2	3.80m (12'6") x 2.70m (8'10")	EPC Rating: C	





MARKINCH TRAIN STATION

Coaltown of Balgonie is a rural village but situated in close proximity to the former New Town of Glenrothes and the subjects are situated quietly in the heart of this sought-after village. Local amenities including an excellent primary school are available in the village and a main line railway station is within one mile distance at nearby Markinch allowing easy commuting to Edinburgh and Dundee. For the commuter the A92 immediately at the outskirts of the village allows swift access to the M90 motorway. Nearby Glenrothes is regarded as one of the most successful former New Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Fife Institute.

The Location

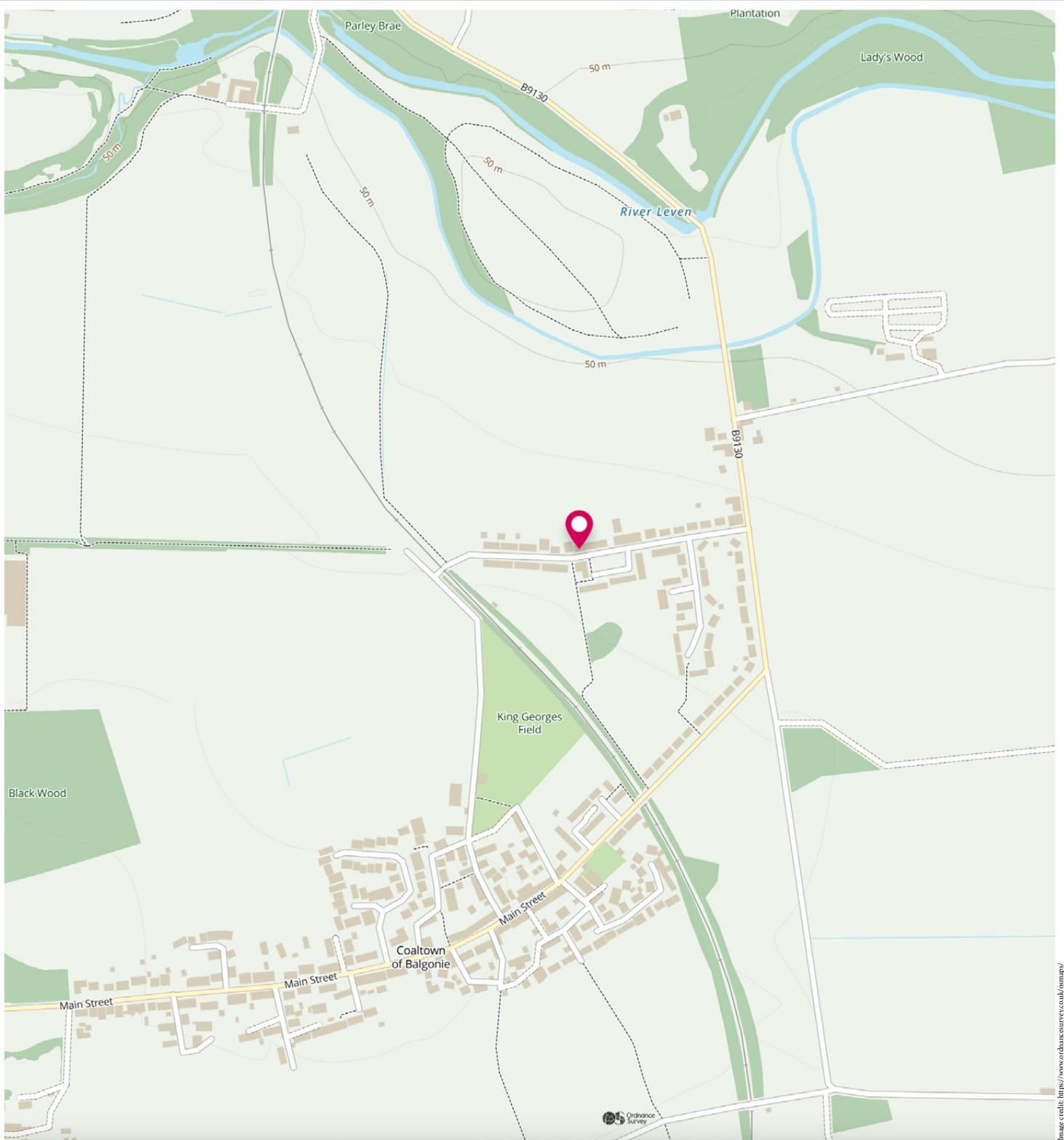


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