




McEwan Fraser Legal

Solicitors & Estate Agents

01592 800 695 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

15 Auchmuty Drive

GLENROTHES, FIFE, KY7 5NE



Glenrothes

FIFE, KY7 5NE

Glenrothes is situated in the heart of Fife in East Central Scotland. It is 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. It established itself as a major industrial centre in Scotland's silicon glen during the 1980s and '90s with several major electronic companies establishing in the town. Glenrothes 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. The town has a variety of recreational facilities including the Michael Woods regional sports centre, Balgeddie Fountain Spa and Hotel, and Civic Centre with theatre.

The town has strong links with the main Scottish transport network with bus and Markinch train station having links to all major cities. This property is in walking distance to all amenities and bus station.





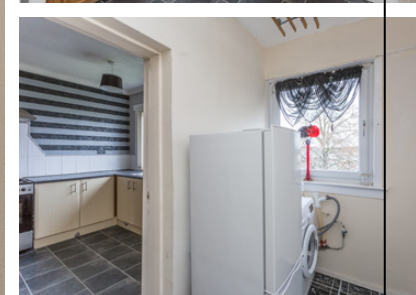
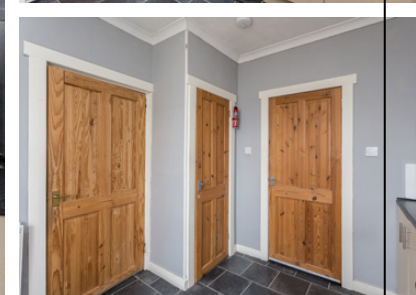
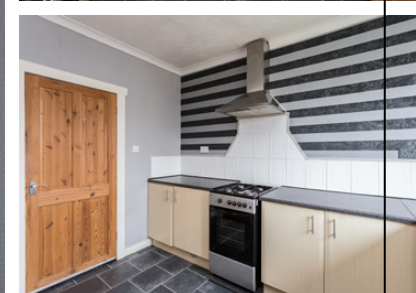
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With the potential for 10% gross yield, this property is compliant and ready to go making it ideal for a permanent residence or for the investor looking for a decent yield.

All the rooms are of good size and storage is plentiful. The flat benefits from a current landlords gas certificate, E.I.C.R. (electrical installation condition report) and smoke detectors are installed. The current owners have maintained the property to a good standard, enjoying an income from successive tenants, and are now releasing the property to re-invest closer to their base. The communal stairwell is bright and well maintained and accessed via intercom.

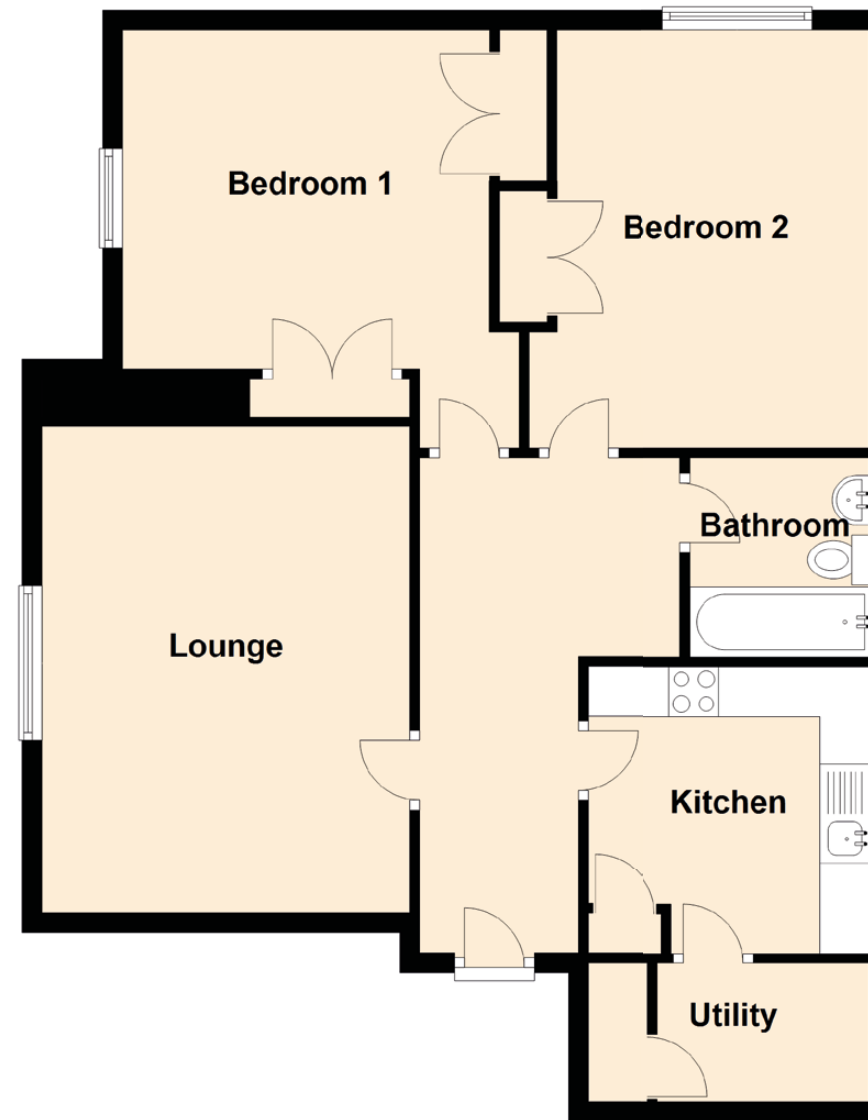
A buyer's premium of £1500 is applicable, ask for details.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.70m (12'2")
Kitchen	3.20m (10'6") x 2.80m (9'2")
Utility	2.40m (7'10") x 1.40m (4'7")
Bedroom 1	3.80m (12'6") x 3.40m (11'2")
Bedroom 2	4.20m (13'9") x 3.30m (10'10")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 80m² | EPC Rating: C

Buyer's Premium Value: £1,500

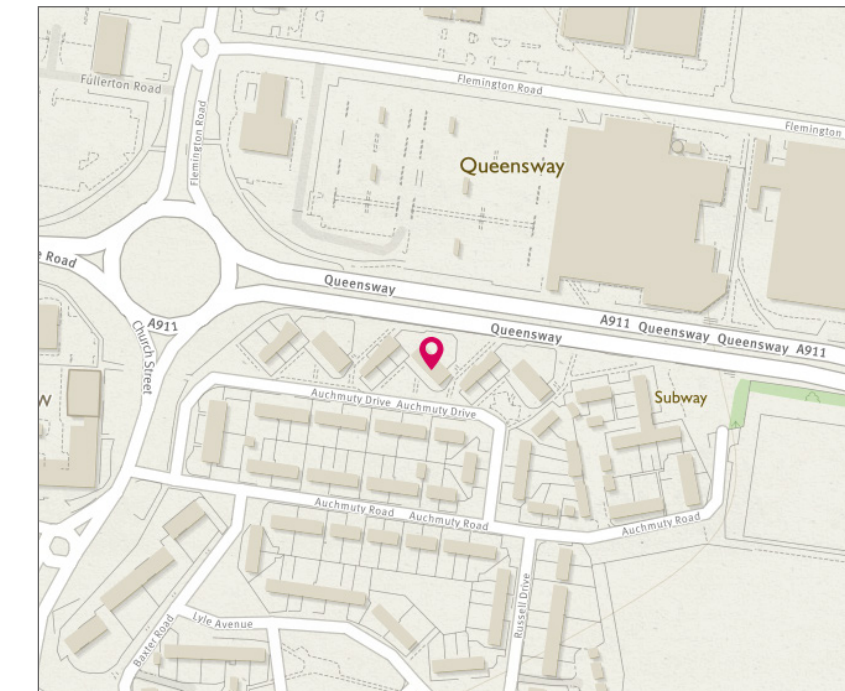


Image credit: <https://www.wordandmeasure.co.uk/images/>



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Text and description
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 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer