



344 High Street

LESLIE, GLENROTHES | KY6 3AX

Description

An excellent opportunity has arisen to acquire this lovely main door upper flat, located within popular village and well positioned to take advantage of a range of local amenities. The property has been painted in neutral tones and is offered to the market in good order throughout. The accommodation briefly comprises a welcoming entrance hallway, lounge, fitted kitchen, two light and airy bedrooms and bathroom with white three-piece suite with glass screen and shower over the bath. The property benefits from gas central heating and double glazing. It should be noted that the built-in feature stone fireplace and corner unit in the lounge have now been removed. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

The popular village of Leslie offers a primary school (and nursery), restaurants, shops, public houses, hotels, churches, a medical practice, a vet and a dentist. The house is adjacent to an open grassed park suitable for dog walking and other activities. The nearby town of Glenrothes is the administrative centre of Fife. Town facilities include secondary schools, a shopping centre, a sports centre, a golf course, a theatre, a cinema, and a college campus. A major bus station is located in the town centre. The town has dual-carriageway access to the M90 via the A92 Trunk Road. The A92 passes north/south through the town and connects Glenrothes with Dundee in the north and Dunfermline in the southwest where it merges with the M90. The nearest rail links are close by at Markinch and Glenrothes with Thornton.

Extras

All fitted floor coverings.



Features

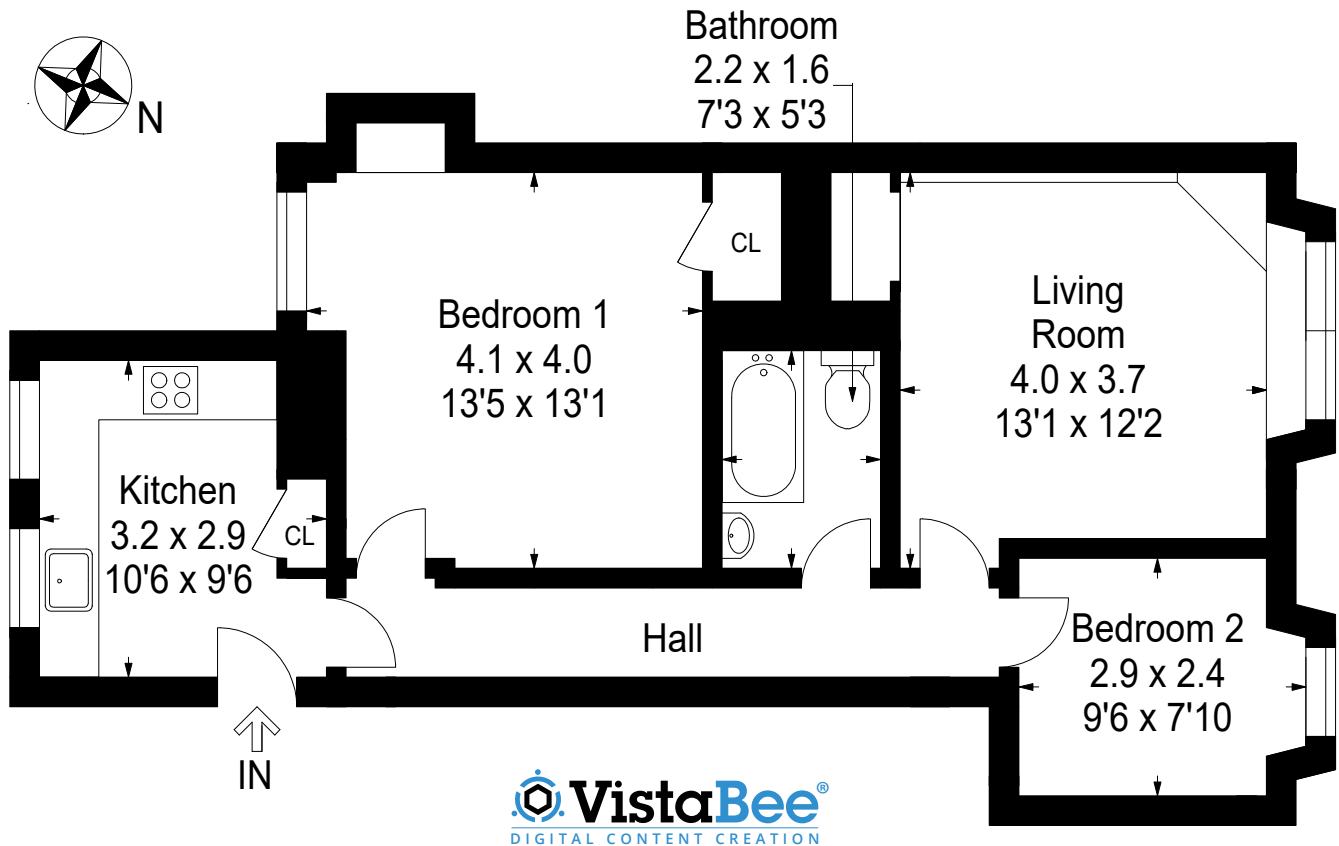
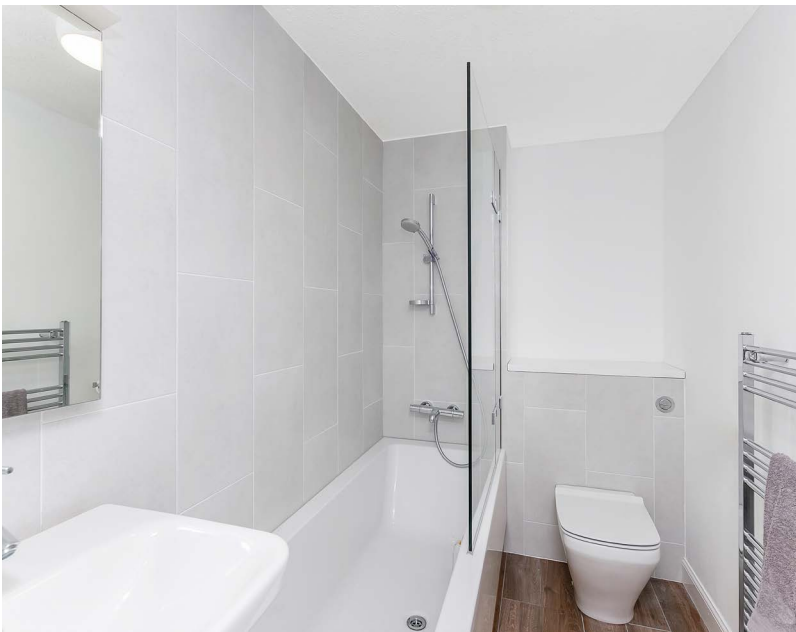
- Entrance hallway
- Lounge
- Kitchen
- Two bedrooms
- Bathroom with shower
- Double glazing
- Gas central heating



“ A lovely main door upper flat, located within popular village and well positioned to take advantage of a range of local amenities. ”



For price and viewing information please scan the QR code.
All our property home reports can be accessed instantly via www.espc.com.
This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.



VistaBee
DIGITAL CONTENT CREATION

Approximate Internal Floor Area 678 Sq Ft / 63 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2023

Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

1 Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.