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BIDWELLS



No. 6 Gateside Cottage, Balfarg, Glenrothes, Fife, KY7 6LT

£580 pcm

A charming 4 bedroom house in a rural location with private garden and parking.

Available: October 2012

Regret No Smokers

Pets at Landlords Discretion

Location

The property is located on the Balbirnie Estate 1 mile north of Glenrothes and 2 miles south of Freuchie.

The property is close to the A92 which provides excellent transport links to Dundee and Edinburgh.

Description

A charming unfurnished 4 bedroom house in a rural location. Historically the property was a coffee shop for stagecoach travellers in the 1800's. Accommodation comprises: 4 bedrooms, lounge, dining room, kitchen, study, bathroom and toilet. The property features oil central heating and a modern fitted kitchen. Externally the property benefits from ample parking and a large garden. White goods will not be provided (dishwasher/fridge/freezer/washing machine)
Council Tax band B

ACCOMMODATION:

Kitchen – 5.3m x 2.0m

Modern fitted kitchen with tile flooring.

Lounge - 4.0 m x 3.6m

Tastefully decorated lounge.

Dining Room 3.9m x 2.1m

Bedroom 1 – 3.2m x 3.9m

Double bedroom.

Bedroom 2 – 3.6m x 4.1m

Double bedroom

Bedroom 3 – 3.1m x 4.0m

Double bedroom with fitted wardrobe.

Bedroom 4 – 2.9m x 2.4m

Single bedroom.

Study - 1.7m x 2.1m

Small study or computer room.

Bathroom - 2.5m x 1.8m

Three piece bathroom suite with shower over bath.

Toilet 1.3m x 1.1m

Local Authorities

Before moving into a rental property, it is essential for the tenant to contact the local service authorities to take over supplies. Listed below are some helpful addresses and telephone numbers:

Fife Council
Fife House
North Street
Glenrothes
KY7 5LT
Tel. 08451550000

Rent

Rent: £580 pcm.

Deposit

£870 returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

References

References will be required from an independent referencing agency. If undertaken by Bidwells, the cost will

be recovered directly from the prospective tenant. A tenancy will not be formally offered until we have received satisfactory references.

Payment

The first payment of the rent and deposit should ideally be paid by bankers draft. If the payment is to be made by cheque, then a period of at least four working days should be allowed to ensure that the cheque has cleared before the tenancy commencement date. Please note that we cannot release keys until we have received confirmation that cleared funds have been received. Thereafter, payment of rent must be made by standing order.

Viewing

Strictly by appointment with Bidwells, telephone 01738 630666

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. All prices are quoted exclusive of VAT unless confirmed otherwise.

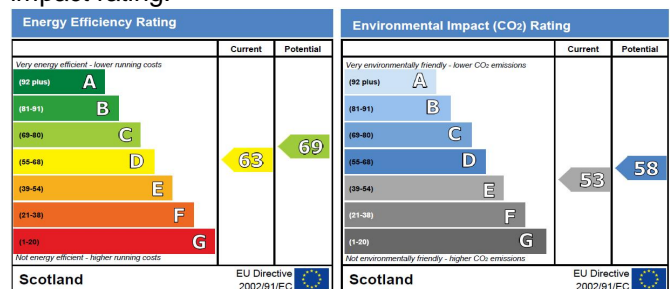
Health & Safety

In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Please note this property is located in an area of agricultural activity. Interested parties should therefore be aware that this will mean some use of the surrounding area by agricultural vehicles. Children and pets will need to be supervised at all times when outside the confines of the property.

Energy Performance Certificate

To inspect the full EPC for this property please contact our office on 01738 630666. The graphs below show the property's energy efficiency and environmental impact rating.



Bidwells

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