

# The Compass

GLAMIS CENTRE, GLENROTHES, KY7 4RH



UNIQUE OPPORTUNITY TO PURCHASE A  
LARGE, SINGLE STORY, DETACHED PROPERTY



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McEwan Fraser Legal is delighted to present The Compass, Glenrothes to the market. A single-story, detached building currently owned and occupied by a religious organisation sitting on a larger-than-average plot within a popular location in Glenrothes, Fife.

The property is accessed via double doors into a welcoming entrance hall/corridor. Straight ahead you will find the main auditorium which is spacious in size and flooded with natural light. Just off of the auditorium is a cosy snug or 'quiet room' which gives access to some outdoor space and an office. Within this part of the building, you will also find the 'ministers room' which is a larger than average office space with ample space for a desk, sofa, coffee making facilities etc and a computer room. The wide corridor to the left of the entrance gives access to the modern ladies and gents facilities, accessible WC, large store and classroom.





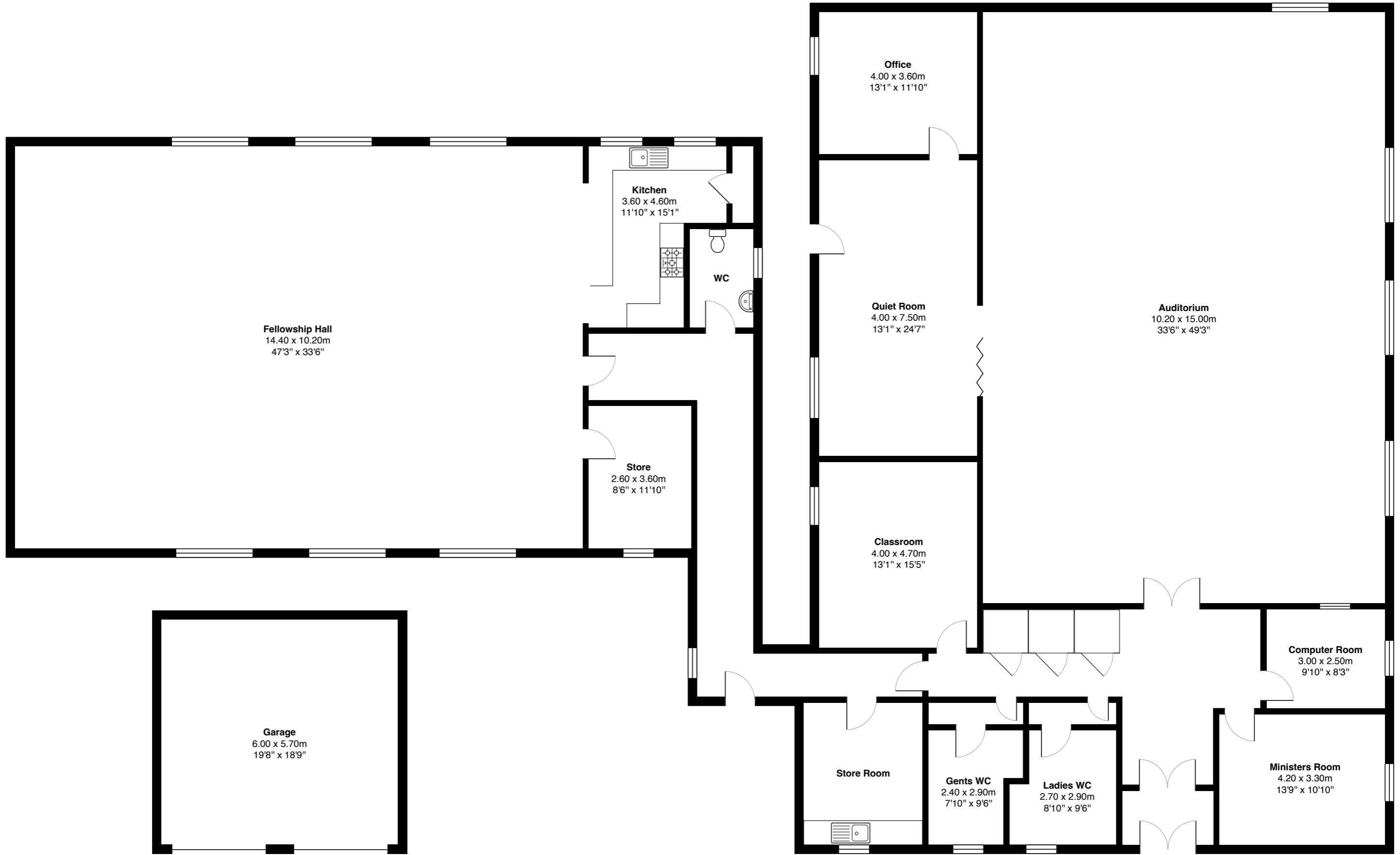
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At the end of the corridor is the 'fellowship hall' a large area with its own access and spacious fitted kitchen, currently used by local community groups for meetings and get-togethers, mother and toddler groups etc. The current owners have maintained the property well and has a modern feel throughout. Externally the property sits on a large plot with ample parking and a handy workshop/garage.

The site would make a great base for an existing or expanding business or indeed with the correct consents and given the location could make a fantastic development site.



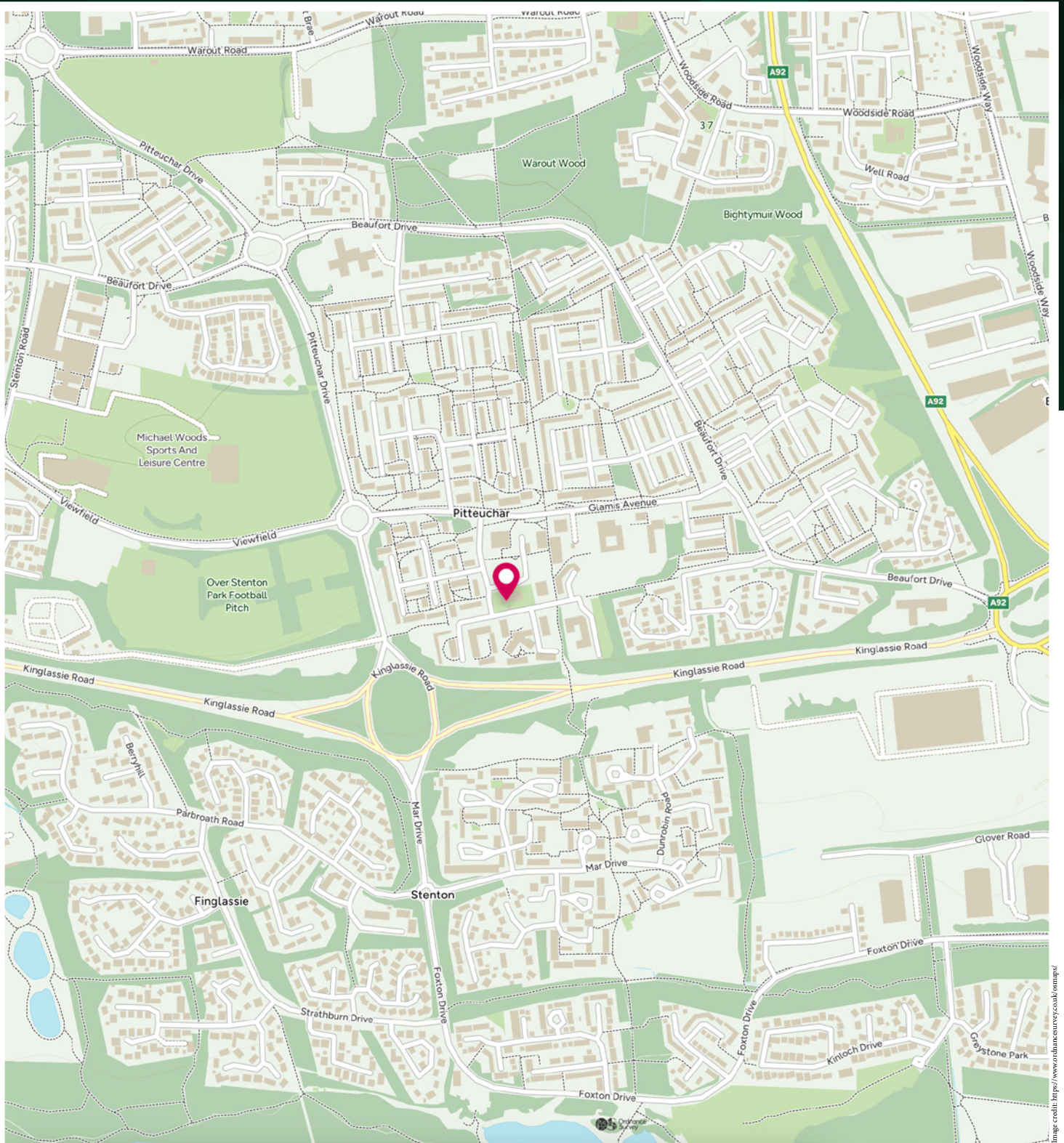


## THE LOCATION

Glenrothes is situated in the heart of Fife in East Central Scotland. It is located approximately equidistant between the cities of Edinburgh (32 miles) and Dundee (27 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 newly built 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. Glenrothes has a variety of schools at both primary and secondary levels with the new Auchmuty High School being the popular choice.





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