

39 Lawder Gardens

GLENROTHES, FIFE, KY7 4AN



Wonderful three-bedroom detached home in a popular residential location



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This impressive three-bedroom detached property is situated in a popular residential location and still benefits from many years remaining on its NHBC guarantee.

THE LOUNGE



Entering through the main front door, you step into a bright inner hallway, leading to a spacious lounge that is bathed in natural light and offers versatile furniture configurations. A large walk-in cupboard adds handy storage.

THE KITCHEN/DINER



Just off the hallway, a convenient WC sits nearby, and you have access to the kitchen-dining area, a true haven for relaxation and entertaining. The kitchen is well-appointed with an abundance of floor and base units, integrated appliances, and an open dining area perfect for hosting. French doors lead out to the rear garden.





Upstairs, you'll find three generous double bedrooms, with the master boasting a stylish en-suite. The three-piece, fully tiled family bathroom is also on this level.

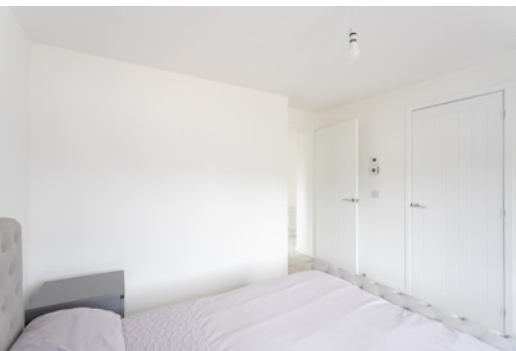
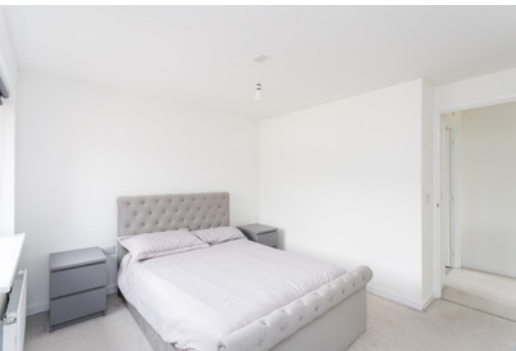
THE BATHROOM



BEDROOM 1



the master boasting
a stylish en-suite



BEDROOMS 2 & 3

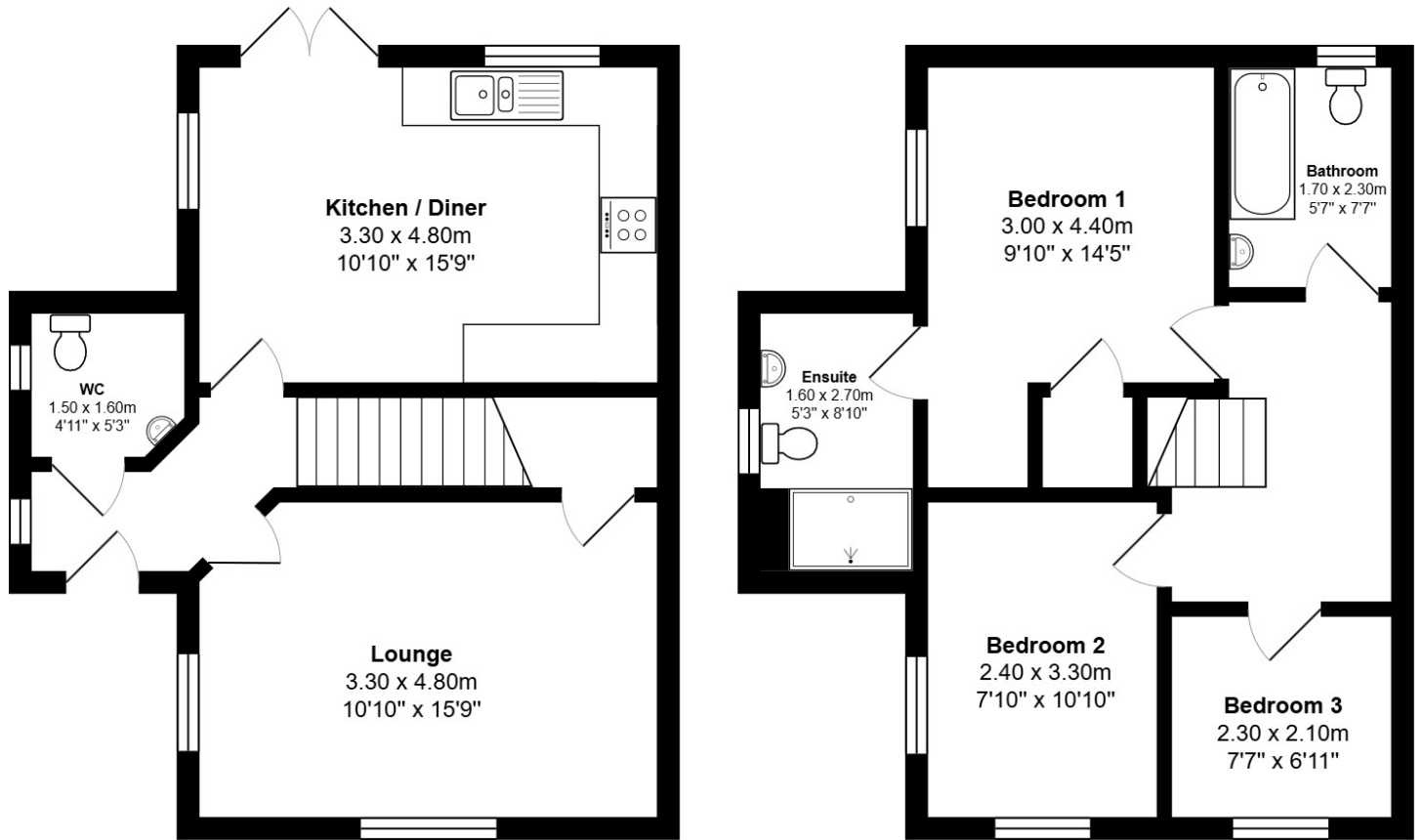


The fully enclosed rear garden offers a child and pet-friendly space, bordered by a large wooden fence. Off-street parking is provided to the front, leading to a private driveway. This is a must-see in a sought-after location, ideal for growing families.

EXTERNALS

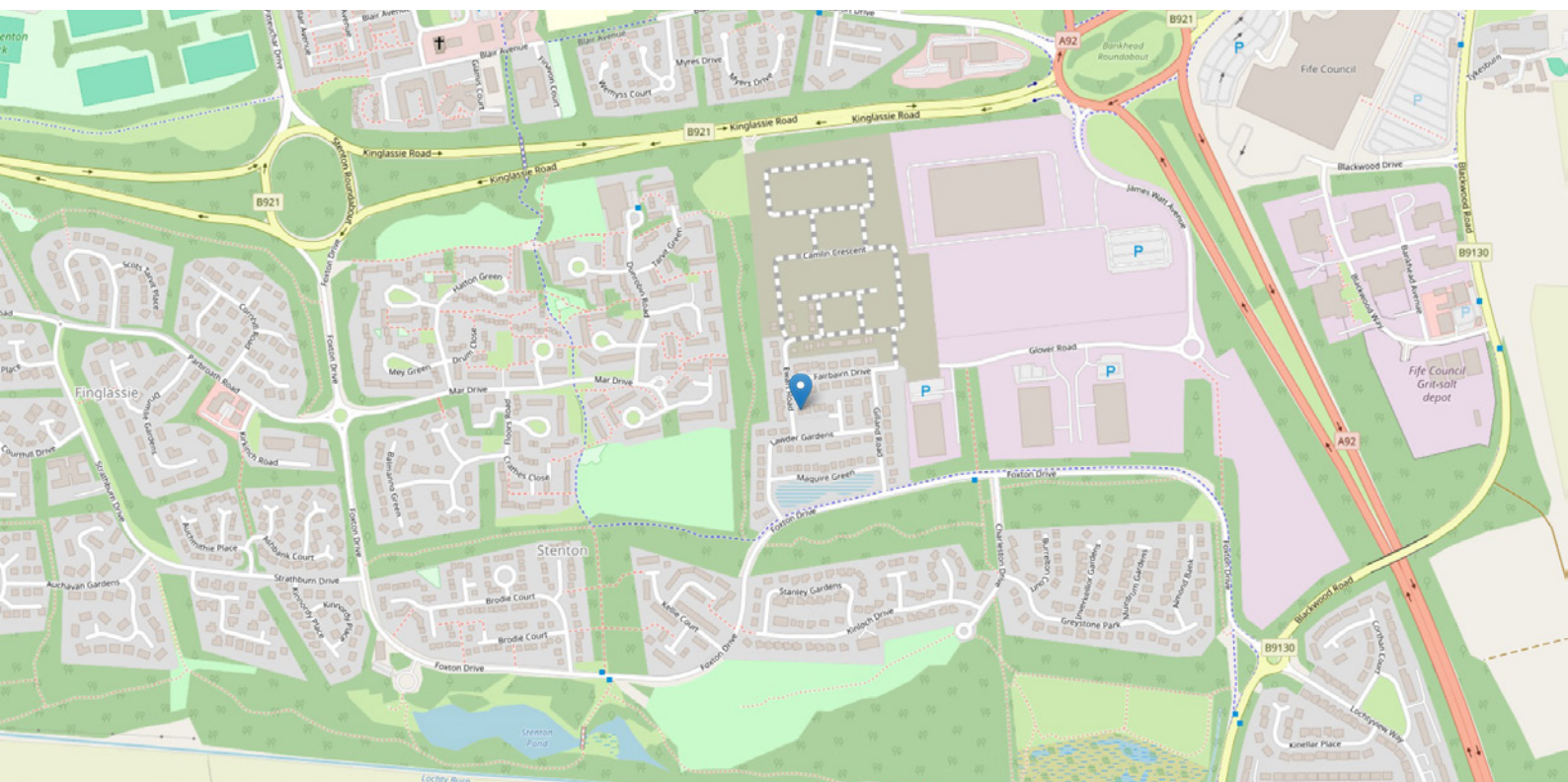


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 83m² | EPC Rating: B



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 1980's and 90's, 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 newly opened Auchmuty High School being the popular choice.



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