

# 13 Parbroath Road

FINGLASSIE, GLENROTHES, FIFE, KY7 4TH



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**

*Spacious three-bedroom family home in a desirable area, well situated in the heart of Glenrothes*



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An excellent opportunity has arisen to acquire this lovely detached house, well situated in the heart of Glenrothes. Viewing this property is highly recommended as these types of houses rarely become available.

# THE LOUNGE



Internally the accommodation is in excellent decorative order, briefly comprising on the ground floor an entrance hallway, and a spacious lounge with a large window letting in an abundance of light. The dining room has space for a table and six chairs for more formal dining with access to the large conservatory. This room could also be used as an additional bedroom if desired.

# THE DINING ROOM & CONSERVATORY



# THE KITCHEN & UTILITY



The modern and bright kitchen has an integrated gas hob/electric oven with an extractor fan, ample wall and base units and access to the rear gardens. Also on the ground level, you will find a utility room and a well-designed four-piece family bathroom.



# THE BATHROOM





Upstairs there are four large double bedrooms which include the impressive master bedroom with storage and wonderful three-piece en-suite shower room with a walk-in shower. There is ample storage throughout the upper floor. A handy WC is also located on this level.

## THE WC



# BEDROOM 1



# BEDROOM 2





# BEDROOM 3



# BEDROOM 4



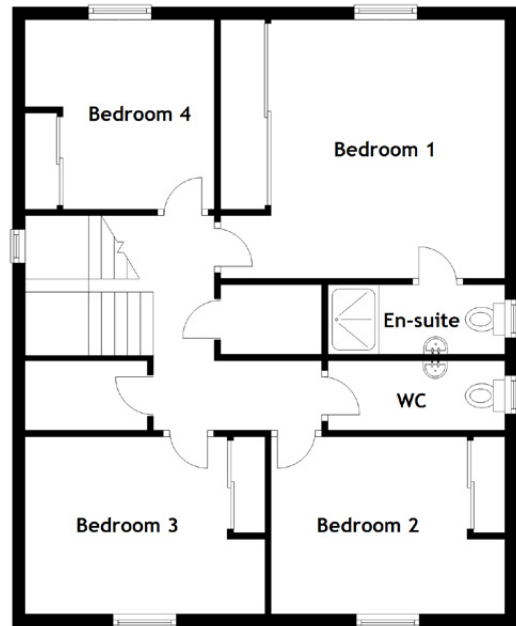
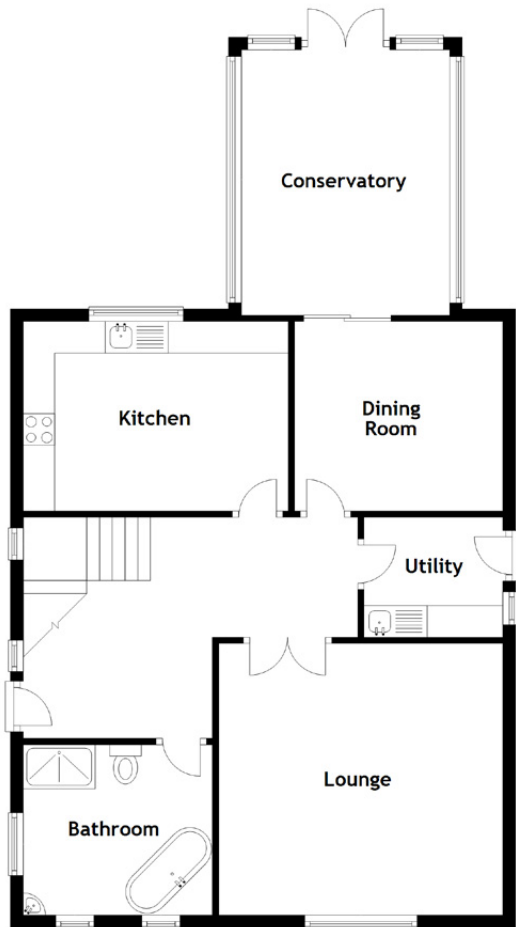
The property is set within good-sized garden grounds which are landscaped and wrap around the property, fully enclosed and screened to the rear for privacy and seclusion and which include a driveway to the side which leads to the large garage. This property also benefits from gas central heating, full double glazing, a driveway to allow for off-street parking for up to 6 cars, as well as more than adequate unrestricted on-street parking to accommodate visitors.

Viewing is highly recommended to appreciate the accommodation on offer.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

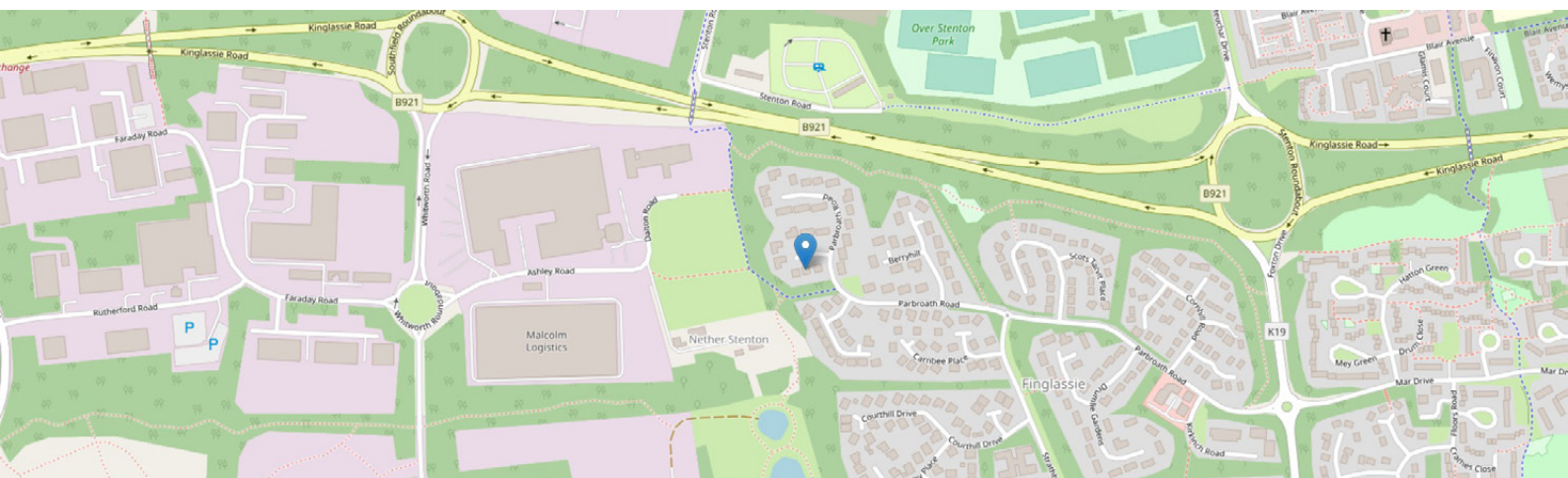
Lounge	4.50m (14'9") x 4.30m (14'1")
Dining Room	3.30m (10'10") x 3.00m (9'10")
Conservatory	4.20m (13'9") x 3.30m (10'10")
Kitchen	4.30m (14'1") x 3.00m (9'10")
Utility	2.20m (7'3") x 1.90m (6'3")
Bathroom	3.00m (9'10") x 2.70m (8'10")
Bedroom 1	4.50m (14'9") x 4.00m (13'1")
En-suite	2.80m (9'2") x 1.10m (3'7")
Bedroom 2	3.80m (12'6") x 2.80m (9'2")

Bedroom 3	3.80m (12'6") x 2.80m (9'2")
Bedroom 4	3.30m (10'10") x 3.00m (9'10")
WC	2.80m (9'2") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 143m<sup>2</sup>  
EPC Rating: D

Buyer's Premium Value: £3500.00

Extras: Floor coverings, light fittings, blinds and window dressings.



# 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 new Auchmuty High School being the popular choice.



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