

17 Greenmantle Place

GLENROTHES, FIFE, KY6 3QQ



Wonderful four-bedroom detached bungalow on a large corner plot



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McEwan Fraser Legal is delighted to offer this four-bedroom detached bungalow situated in a quiet and sought-after residential area.

THE LIVING ROOM



The spacious living room is quietly situated at the front of the property overlooking the private garden.

THE KITCHEN



The kitchen area consists of a range of wall and floor-mounted units with complementing surfaces and a built-in induction electric hob with an electric oven and hood, separate built-in fridge and freezer and a built-in NEFF microwave. The kitchen also allows access to the rear gardens.





Ample storage can be found in the hallway and there is a large office space for anyone who is looking to work from home that could also potentially be used as a bedroom. There are three further large bedrooms of comfortable dimensions in the property all benefiting from storage cupboards. The master bedroom is a generous size with views over the rear gardens and a walk-in wardrobe. The three-piece family bathroom is fully tiled and benefits from a bath with an overhead shower. A further shower room is located off the hallway, completing the accommodation on offer.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM



The property benefits further from gas central heating and full double glazing throughout.

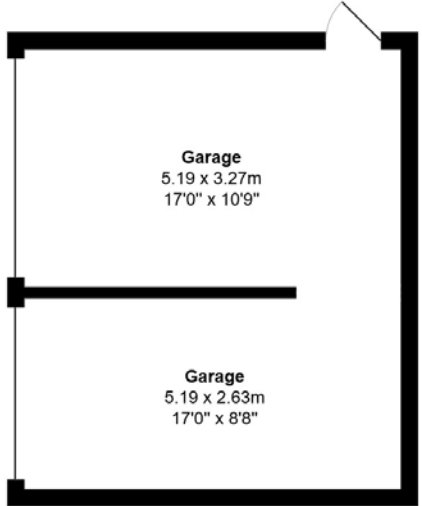
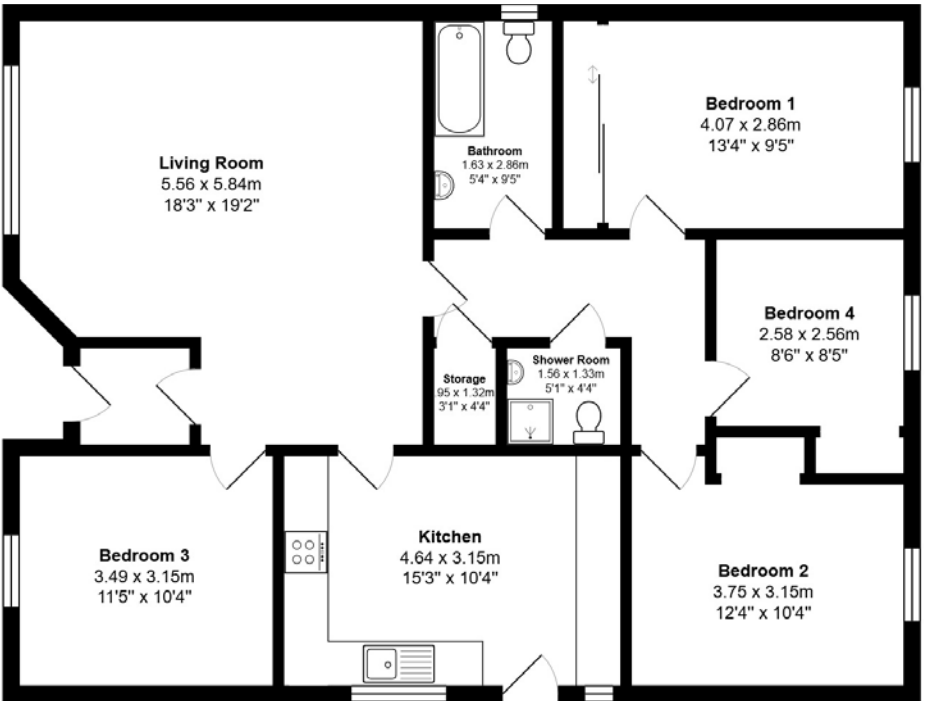
Additionally, there are well-maintained private gardens front and rear. The large driveway leads to the double garage with electric doors and can accommodate several vehicles. The rear gardens are fully enclosed to offer privacy and a safe environment for animals and children.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS

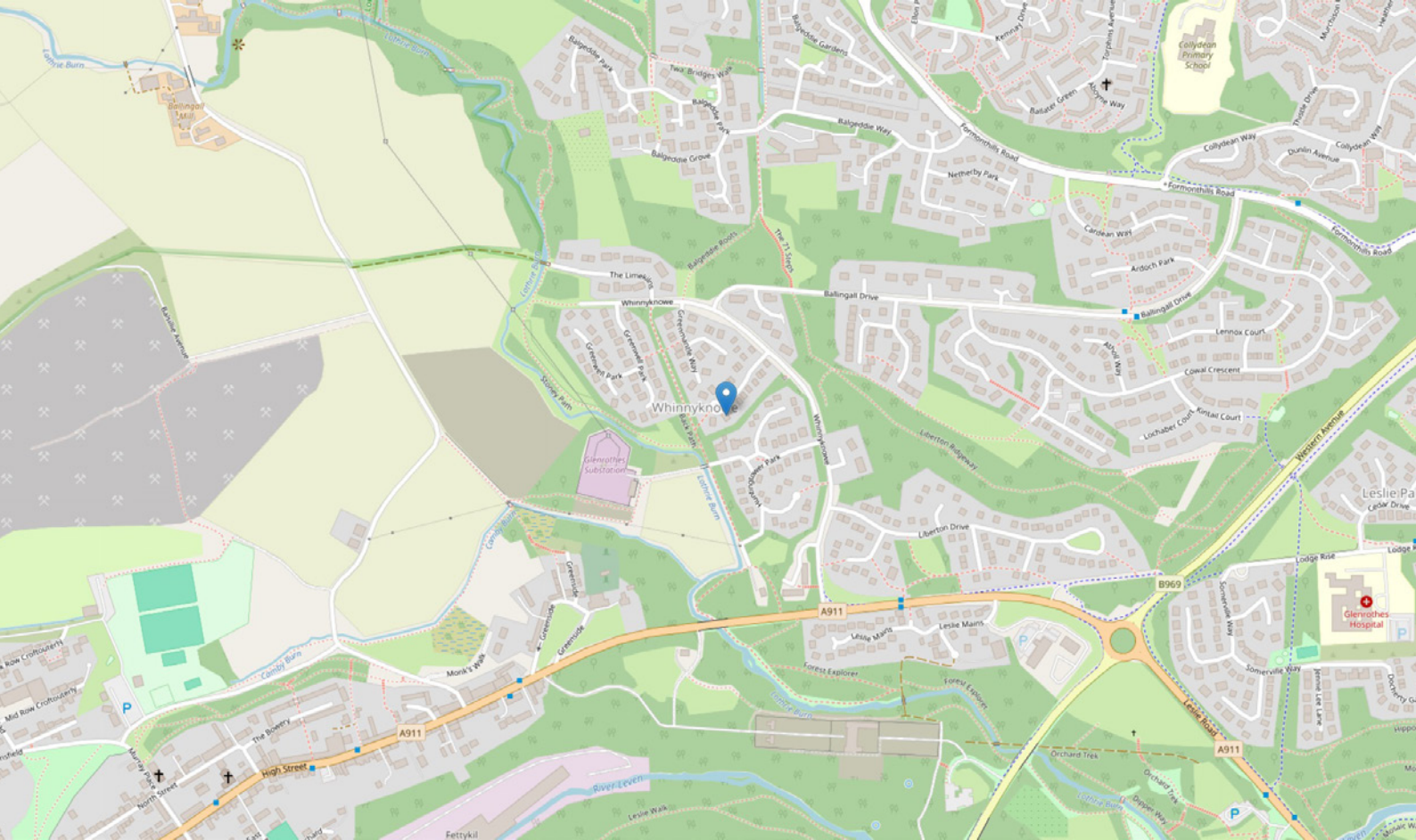


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 109m² | EPC Rating: C



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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