




McEwan Fraser Legal
Solicitors & Estate Agents
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94 Uist Road
PITCOUDIE, GLENROTHES, FIFE, KY7 6RE

THE LOCATION

Glenrothes

The rightful winner of Britain in Bloom, Glenrothes offers a good mix of housing styles interspaced with lots of green spaces

and park areas. The summer sees an abundance of floral displays along its wide roads adding to the pleasure of living there.

The town 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. Recreational facilities include the Michael Woods regional sports centre,

Balgeddie Fountain Spa and Hotel, and Civic Centre with theatre as well as at least one five star hotel, golf courses and several

eateries dotted around. The town has strong links with the main Scottish transport network with the

bus station and Markinch train station each having links to all major cities. Glenrothes has a variety of schools at both primary and

secondary level with the newly built Auchmuty High School being the popular choice.



94 UIST ROAD

Glenrothes

94 Uist Road is a delightful bungalow situated within a sought after location. The property has been carefully maintained over

the years and is presented in immaculate order throughout. The property enjoys a central location within the town and therefore provides access

to a range of local facilities within a short walk. The property itself has been well maintained by the

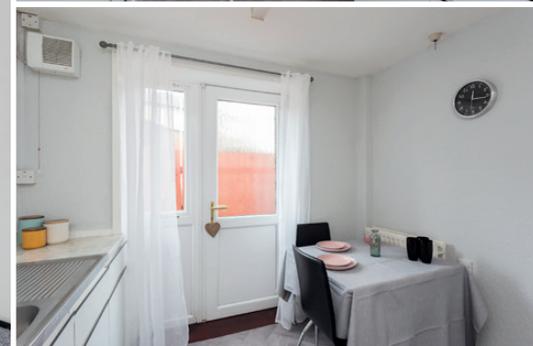
current owner and offers comfortable accommodation. It would make for a fantastic first-time purchase. Benefits include gas central heating

and double glazing. Internally the accommodation extends to an entrance hall, family bathroom with white suite, a bright lounge with feature

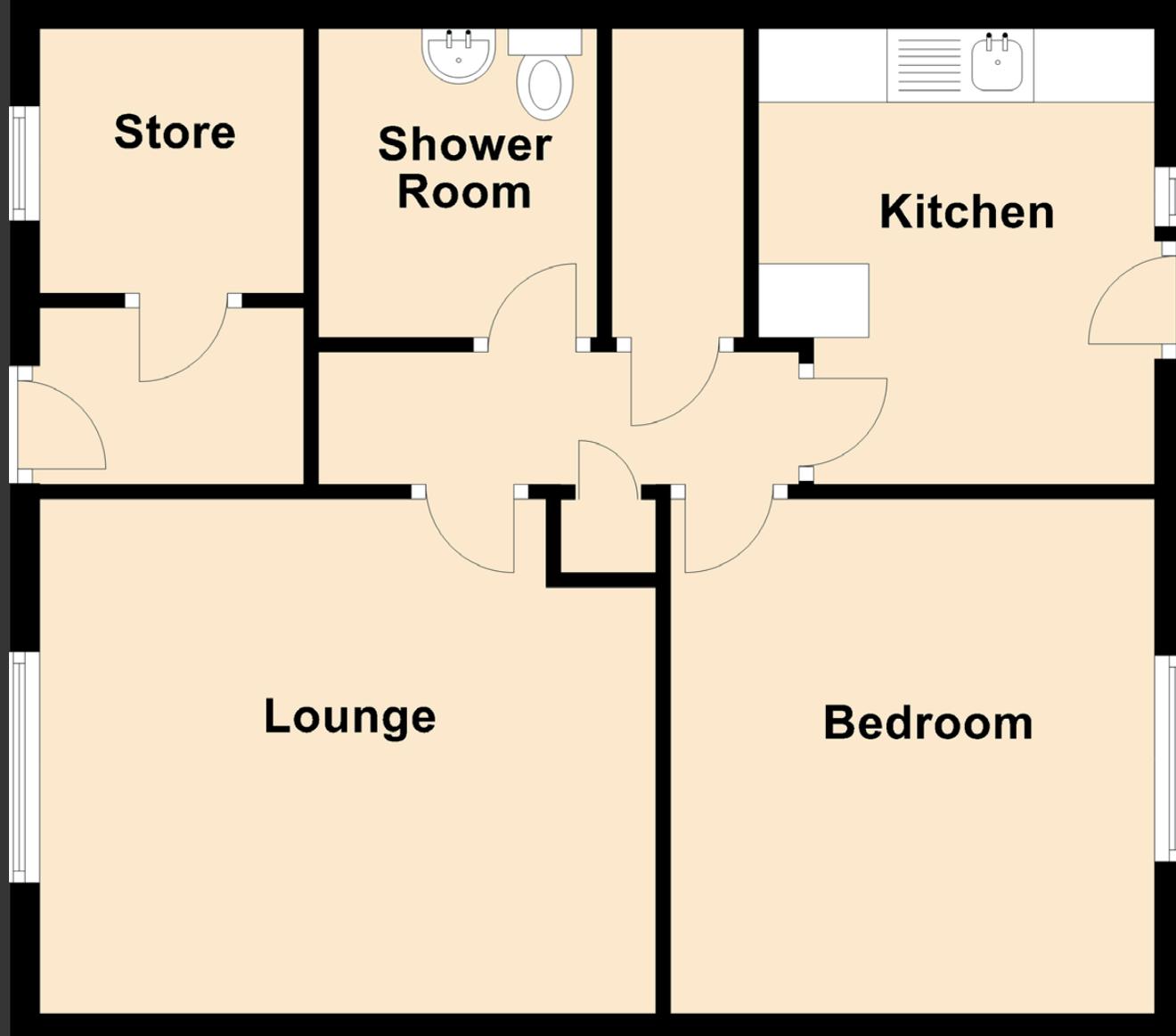
window, a fitted kitchen with a selection of wall and base units with access to the gardens. Also to this level, you will find the double

bedroom, this completes the accommodation on offer. The outside space includes low maintenance and well-

matured front and rear gardens with off-street parking.



BEDROOM & Shower Room

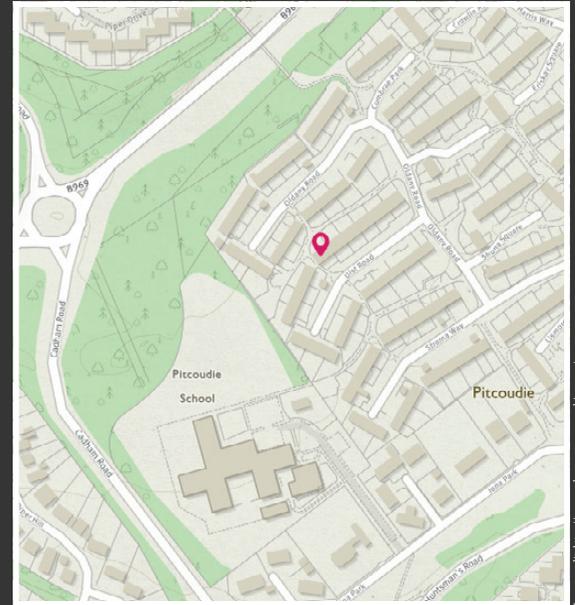


Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.50m (11'6")
Kitchen	3.00m (9'10") x 2.70m (8'10")
Bedroom	3.50m (11'6") x 3.30m (10'10")
Shower Room	2.10m (6'11") x 1.90m (6'3")
Store	1.80m (5'11") x 1.80m (5'11")

Gross internal floor area (m²): 51m²

EPC Rating: D





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Part
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