





Glenrothes

FIFE, KY6 2LP

Abbotsford Drive is situated in the ever-popular Caskiberran area of the town of Glenrothes. Located approximately 30 miles (48 km) from both Edinburgh, which lies to the south and Dundee to the north, the town has won multiple horticultural awards in the “Beautiful Scotland” and “Britain in Bloom” contests for the quality of its parks and landscaping. It has numerous outdoor sculptures and artworks, a result of the appointment of town artists in the early development of the town. Public facilities include a Sports Centre, two golf courses, a Civic Centre, Theatre and a college campus.

Day to day shopping is well catered for by numerous supermarket chains including Marks and Spencer Food Hall and the Kingdom Shopping Centre is the main shopping mall. The A92 trunk road provides the principal access to the town and connecting it to the wider motorway and trunk road network. A major bus station is located in the town Centre and train stations are available at Thornton for Glenrothes and Markinch with regular service for the commuter to Edinburgh or Dundee.





3 Abbotsford Drive

GLENROTHES, KY6 2LP

Part Exchange is available. This mid-terraced home is being offered to the market in meticulous condition with a modern, contemporary kitchen and a bathroom with both a bath and a shower cubicle. The lounge is open plan to the dining room and kitchen. The dual aspect ensures plenty of natural daylight. Patio doors lead from the dining room to the neat and well-tended garden to the rear of the house. The kitchen has white gloss units with warm tones on worktops, walls and floor to compliment the units. Patio doors in the kitchen slide open onto the back garden and patio.

On the upper floor are two double bedrooms, each with built-in storage. The family bathroom is contemporary with a four-piece white suite.

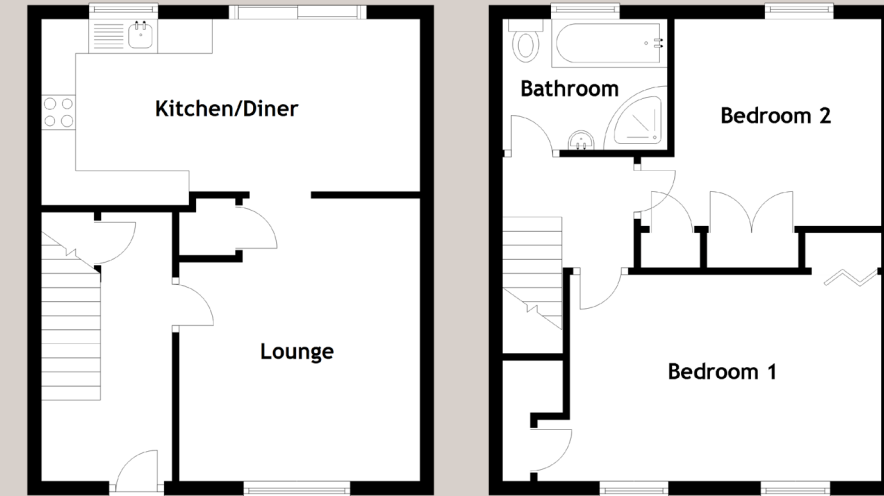
Externally there are gardens to the front and back.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.50m (11'6")
Kitchen/Diner	5.50m (18'1") x 2.70m (8'10")
Bedroom 1	5.00m (16'5") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 3.00m (9'10")
Bathroom	2.40m (7'10") x 1.90m (6'3")

Gross internal floor area (m²): 73m²

EPC Rating: D

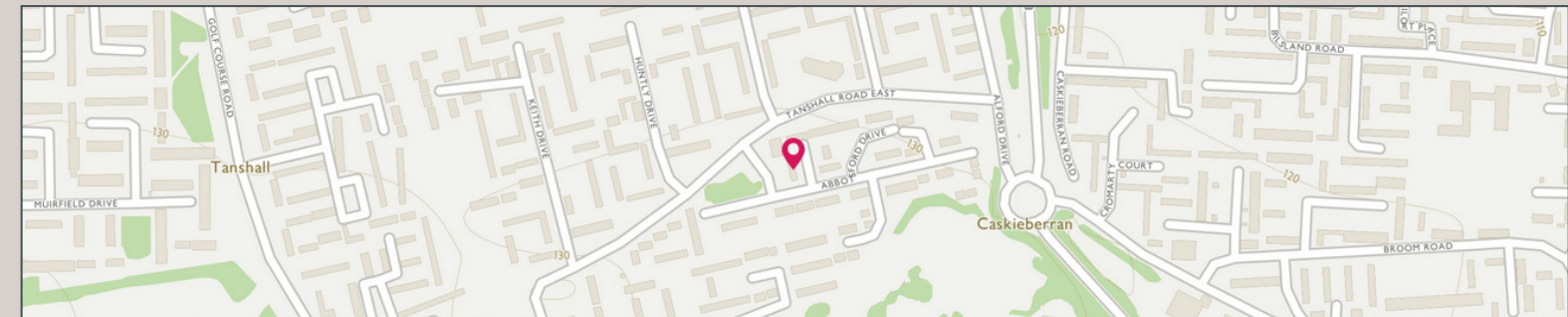


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Part
Exchange
Available

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