

23 Warout Road

GLENROTHES, FIFE, KY7 4JJ



Delightful two-bedroom home in the heart of Glenrothes



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Nestled in the heart of Glenrothes, this charming two-bedroom property offers an ideal family accommodation.

THE LOUNGE/DINER



Upon entering, you're welcomed into a front hallway with stairs leading to the upper level. The spacious lounge and dining area boast a front-facing window that floods the room with natural light and offers a pleasant outlook. The kitchen is well-appointed with a range of wall and base units, perfect for family meals.

THE KITCHEN





Upstairs, you'll discover a three-piece family bathroom with a shower over the bath, and two generously sized double bedrooms with built-in storage, including a master bedroom at the front.

THE BATHROOM



BEDROOM 1



BEDROOM 2

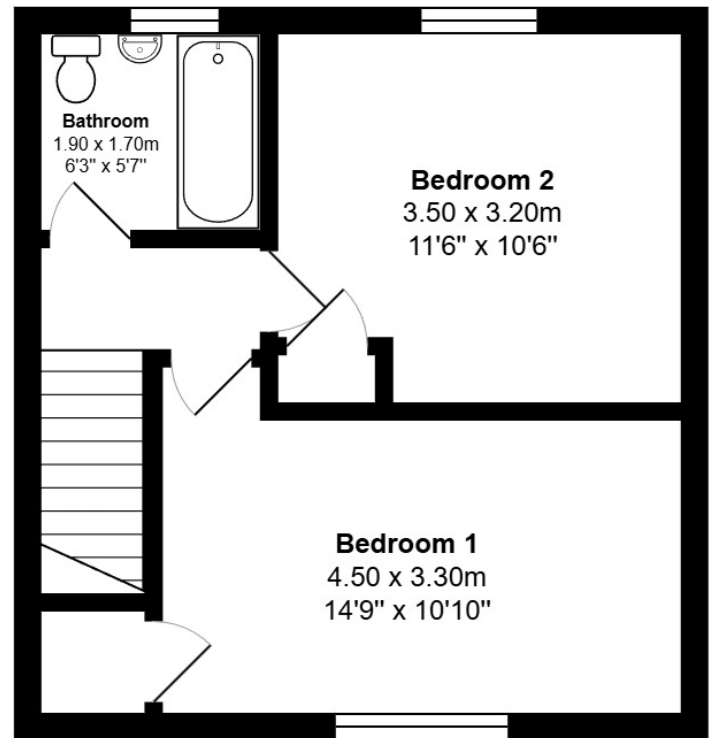
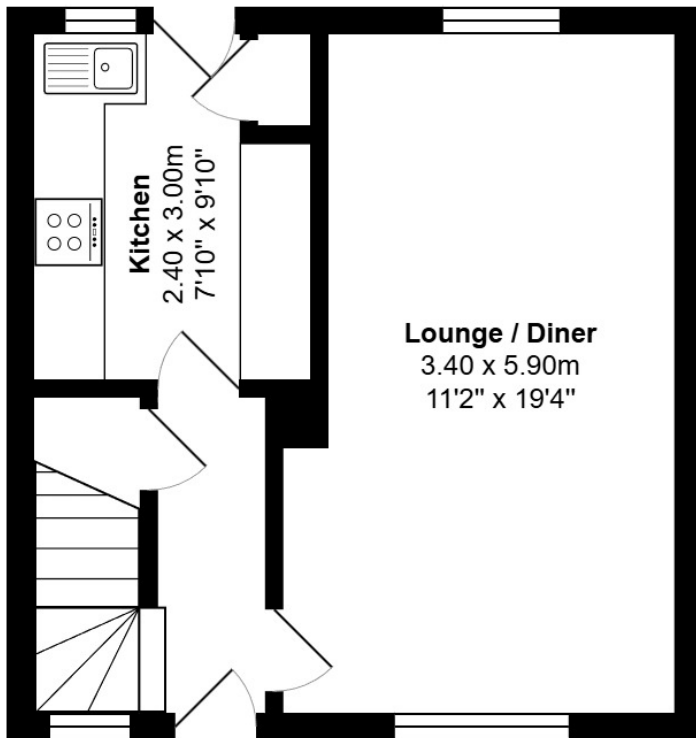


The rear gardens are fully enclosed, making them safe and secure for children and pets.
Additionally, ample off-street parking is available at the front of the property.

EXTERNALS

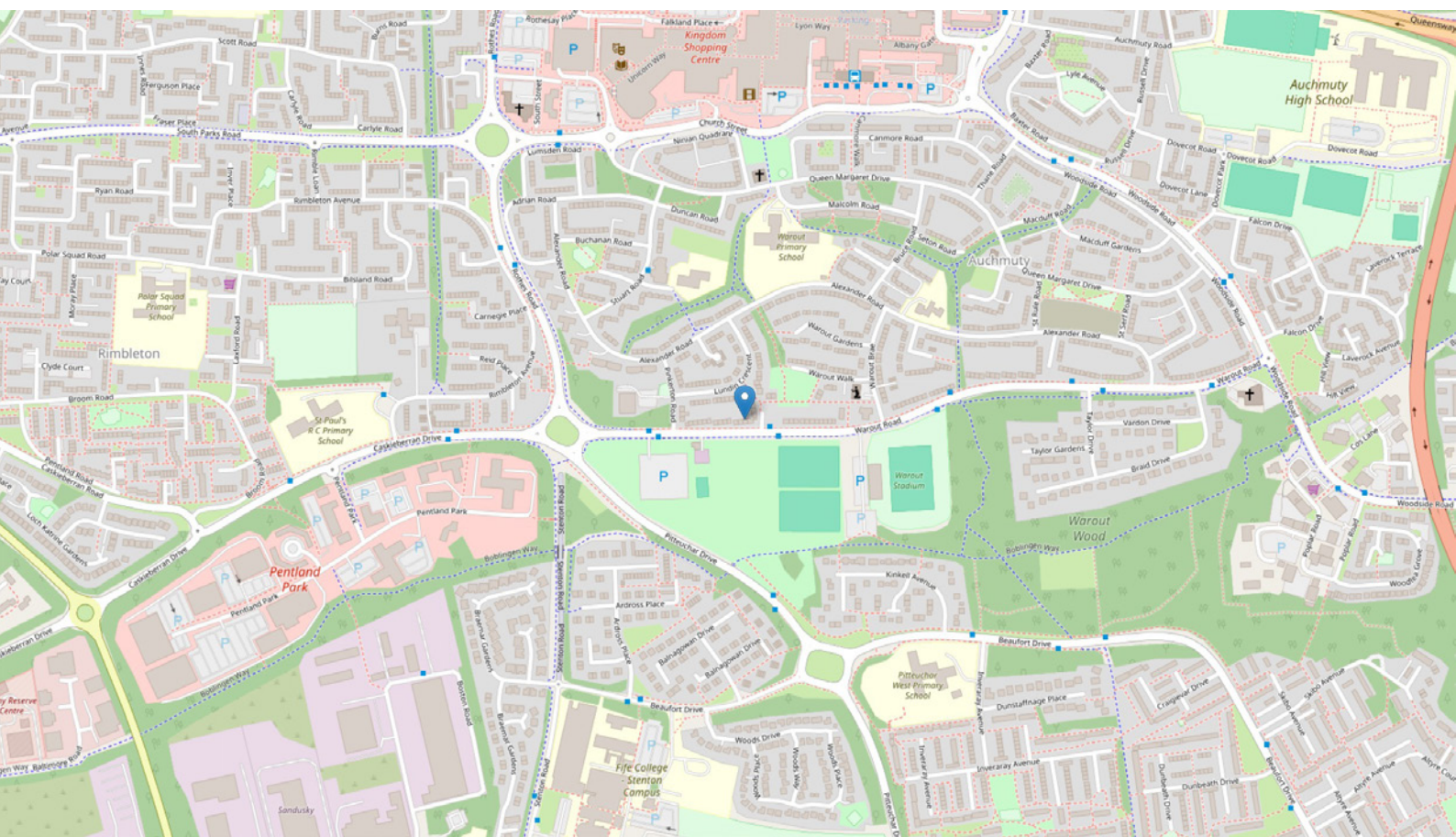


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m² | 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 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 level with the newly opened Auchmuty High School being the popular choice.



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