




McEwan Fraser Legal

Solicitors & Estate Agents

01592 800 695

359 Julian Road

GLENROTHES, FIFE, KY7 6SS



Glenrothes

FIFE, KY7 6SS

A rightful, past winner of Britain in Bloom, Glenrothes offers a good mix of housing styles interspaced with green spaces and park areas. The summer sees an abundance of floral displays along its wide roads adding to the pleasure of living there.

Situated in the heart of Fife in East Central Scotland and located approximately equidistant between the cities of Edinburgh (thirty-two miles) and Dundee (twenty-seven miles), Glenrothes is the administrative capital of Fife containing both the Fife Council and Fife Constabulary headquarters.

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 newly built 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 a number of eateries dotted around.

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.



359 Julian Road

GLENROTHES, FIFE, KY7 6SS

Part Exchange is available.

McEwan Fraser Legal is pleased to bring to the market this mid-terraced home with two bedrooms and plenty of storage space.

The front door opens into the vestibule with good storage cupboards. On the ground floor is the spacious kitchen/diner, family room with large walk-in pantry. There is plenty of space here for a sofa if required and a dining table and chairs. The kitchen provides a range of floor and wall units with co-ordinating worktops. A peninsula style breakfast bar acts as a natural room divider. A door opens to the back garden. Bedroom two is located on the ground floor along with a box room, the potential exists to convert the box room to a second toilet, subject to required planning consents.

On the upper floor is the spacious lounge with two windows flooding the room with natural daylight. Bedroom one has built-in wardrobes, and the family bathroom completes the accommodation.

Externally there are gardens to the front and back with a mix of patio and grass areas. Overall this home would be suitable for a number of different types of buyers including first-time, downsizers, or investors.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.31m (14'2") x 3.61m (11'10")
Kitchen/Diner	4.99m (16'4") x 3.61m (11'10")
Bedroom 1	3.61m (11'10") x 2.88m (9'5")
Bedroom 2	3.61m (11'10") x 3.51m (11'6")
Bathroom	1.95m (6'5") x 1.70m (5'7")

Gross internal floor area (m²): 78m² | EPC Rating: C

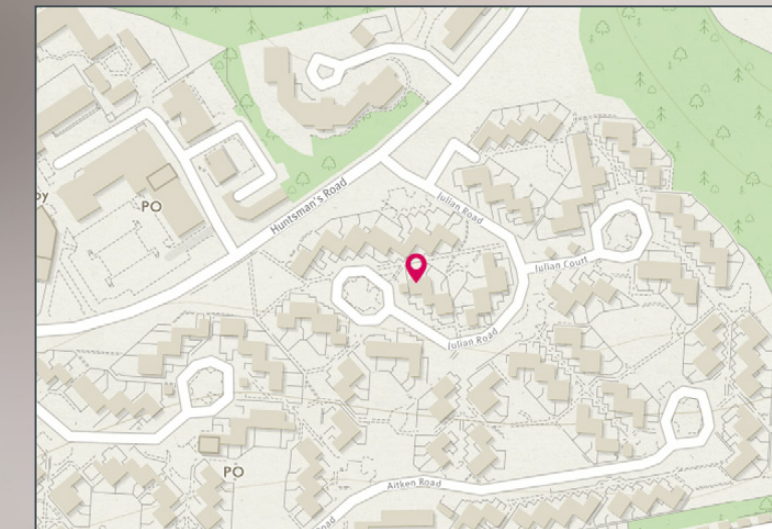


Image credit: <https://www.coordinautocartography.co.uk/osmaps/>




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01592 800 695
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
RICK BOOTH
 Photographer



Layout graphics and design
ALLY CLARK
 Designer