

7 Calder Court

GLENROTHES, KY7 6FW



*Wonderful four-bedroom bungalow in
a sought after location*



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McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this modern, spacious four bedroom bungalow situated in an elevated position and enjoying amazing panoramic views over Fife and beyond.

THE LOUNGE/DINER



This beautifully presented property includes the entrance vestibule, hallway, with oak flooring and a large lounge/dining room featuring a large window flooding the room with natural light with access to the well-designed conservatory.



THE CONSERVATORY



THE KITCHEN & UTILITY



The open plan kitchen featuring a modern work surface with an integrated oven, microwave, hob, fridge/freezer and dishwasher opens to the utility room with access to the rear garden area with a double aspect window. The adjacent utility room features a washing machine and tumble dryer.



The property has four double bedrooms with integrated wardrobes. The master bedroom has a fully tiled bespoke en-suite shower room. There is a four-piece modern family bathroom with a bath and a separate shower cabinet, there is a further toilet and washbasin.

BEDROOM 1 & EN-SUITE



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM



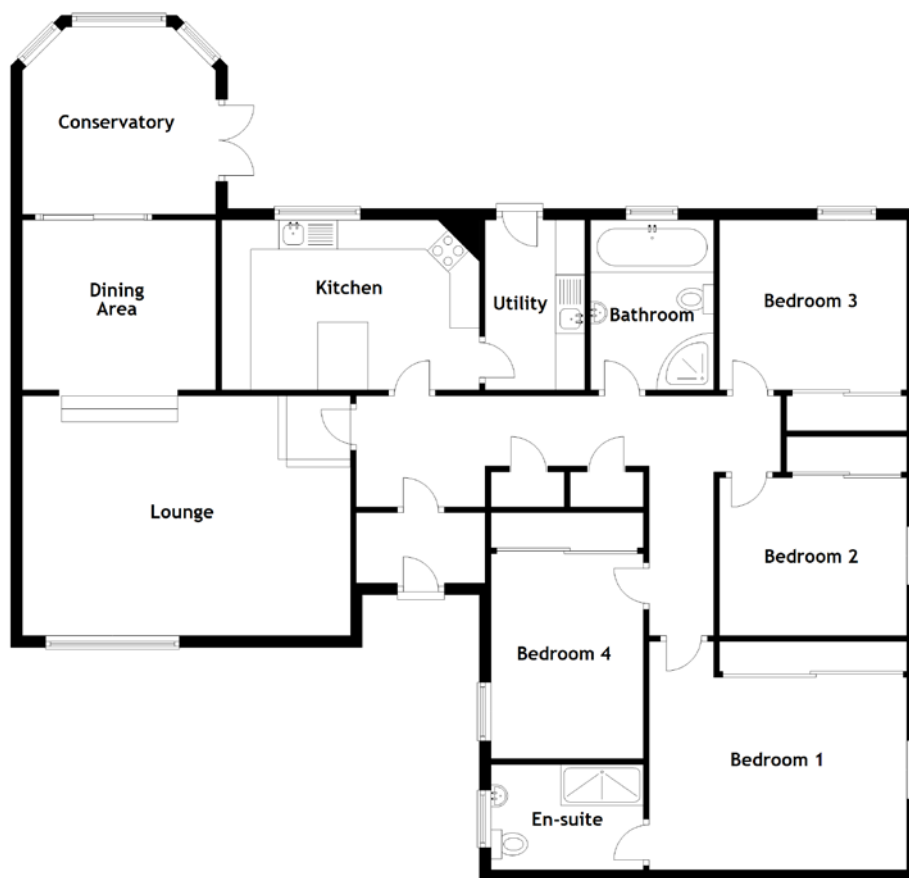
7 Calder court sits in substantial garden grounds which wrap around the property with views from all angles of the garden, lying mainly to the south-facing front of the property. The block paved driveway leads to the large double integrated garage with electrically operated doors. The garden area itself is laid mainly to lawn, offset with a variety of shrubs and trees with adjacent raised beds and giving amazing views over the countryside.

This commodious house has a flexible layout and would make a wonderful family home.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

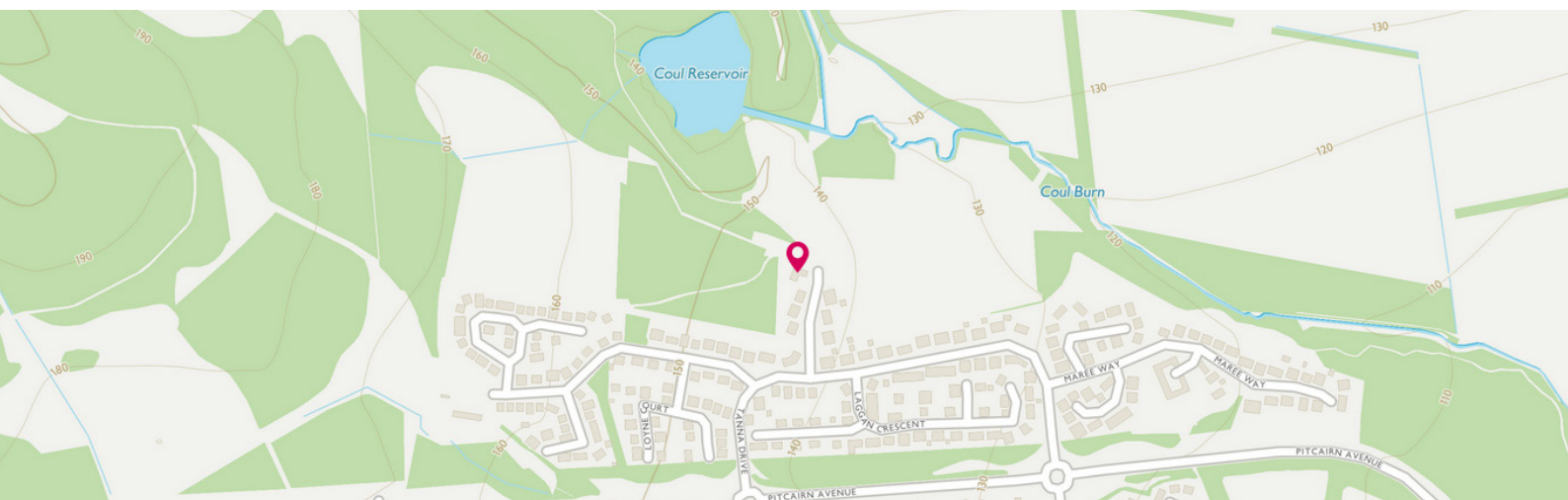
Lounge	5.60m (18'4") x 4.10m (13'5")
Dining Area	3.30m (10'10") x 2.90m (9'6")
Conservatory	3.30m (10'10") x 3.20m (10'6")
Kitchen	4.40m (14'5") x 2.90m (9'6")
Utility	2.90m (9'6") x 1.70m (5'7")
Bedroom 1	4.40m (14'5") x 3.90m (12'10")
En-suite	2.60m (8'6") x 1.80m (5'11")
Bedroom 2	3.20m (10'6") x 2.70m (8'10")

Bedroom 3	3.20m (10'6") x 2.90m (9'6")
Bedroom 4	3.50m (11'6") x 2.60m (8'6")
Bathroom	2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 131m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

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.



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