

# 8 Jarvie Place

GLENROTHES, KY6 2LE



*Lovely three bedroom extended home in  
a quiet cul-de-sac*



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8 Jarvie place is a unique three-bedroom semi-detached home, well situated in a popular area of Glenrothes located in a quiet cul-de-sac.

# THE LOUNGE

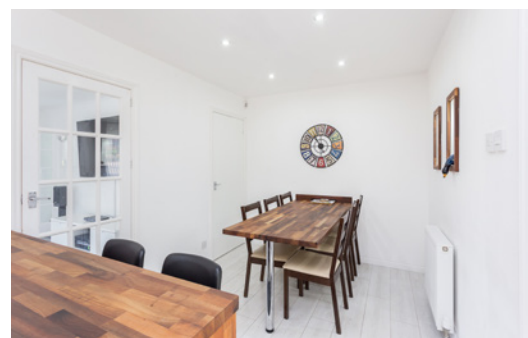


Internally the accommodation is in excellent decorative order. The welcoming entrance vestibule leads to the reception hall with access to all apartments on this level. The lounge is pleasantly situated to the front of the property with an attractive window flooding the room with natural light.

# THE KITCHEN/DINER



The fully fitted modern kitchen/dining area is a pleasing design with ample floor and wall units with space for a large dining table and access to the rear gardens through the utility room. Bedroom three is to the rear of the property and has built-in wardrobes. A handy bathroom is also located on the ground level.



# BEDROOM 3



# THE BATHROOM





The upper level consists of two well-proportioned bedrooms with space for free-standing furniture. The three-piece family bathroom completes the accommodation internally.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



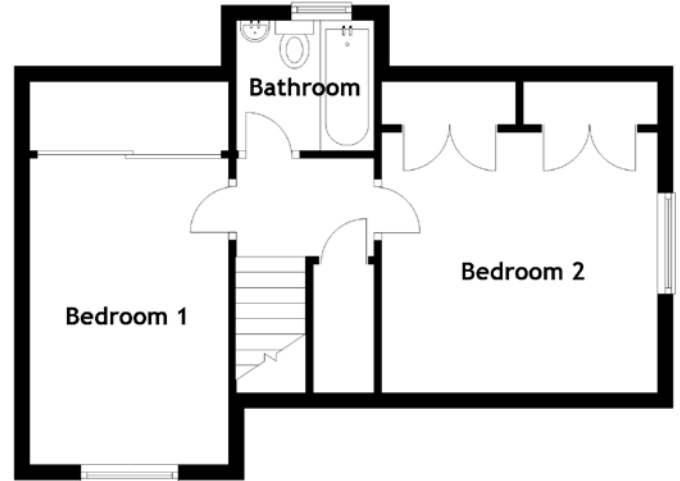
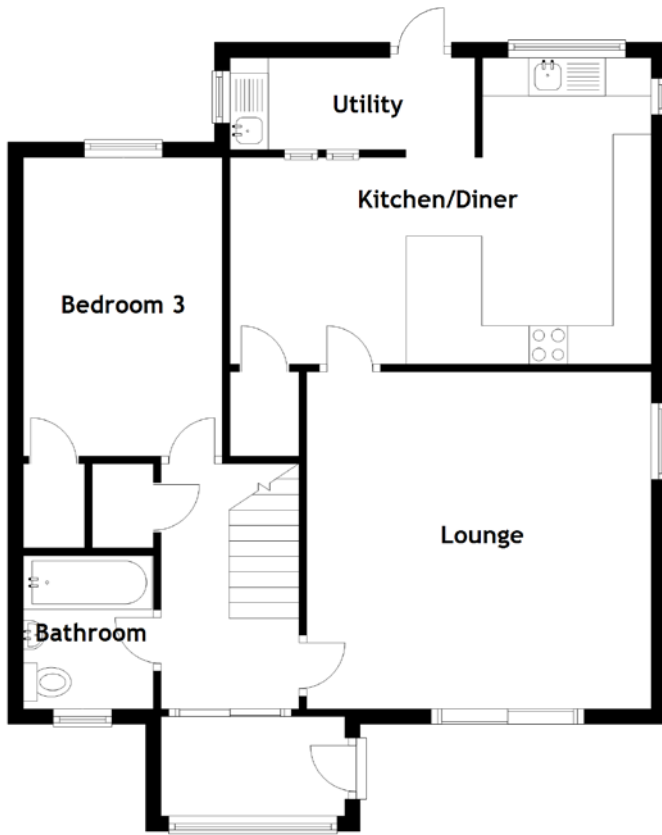


The property further benefits from gas central heating and double glazing. The rear gardens have been designed for easy maintenance consisting of a patio and a single garage is on hand.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



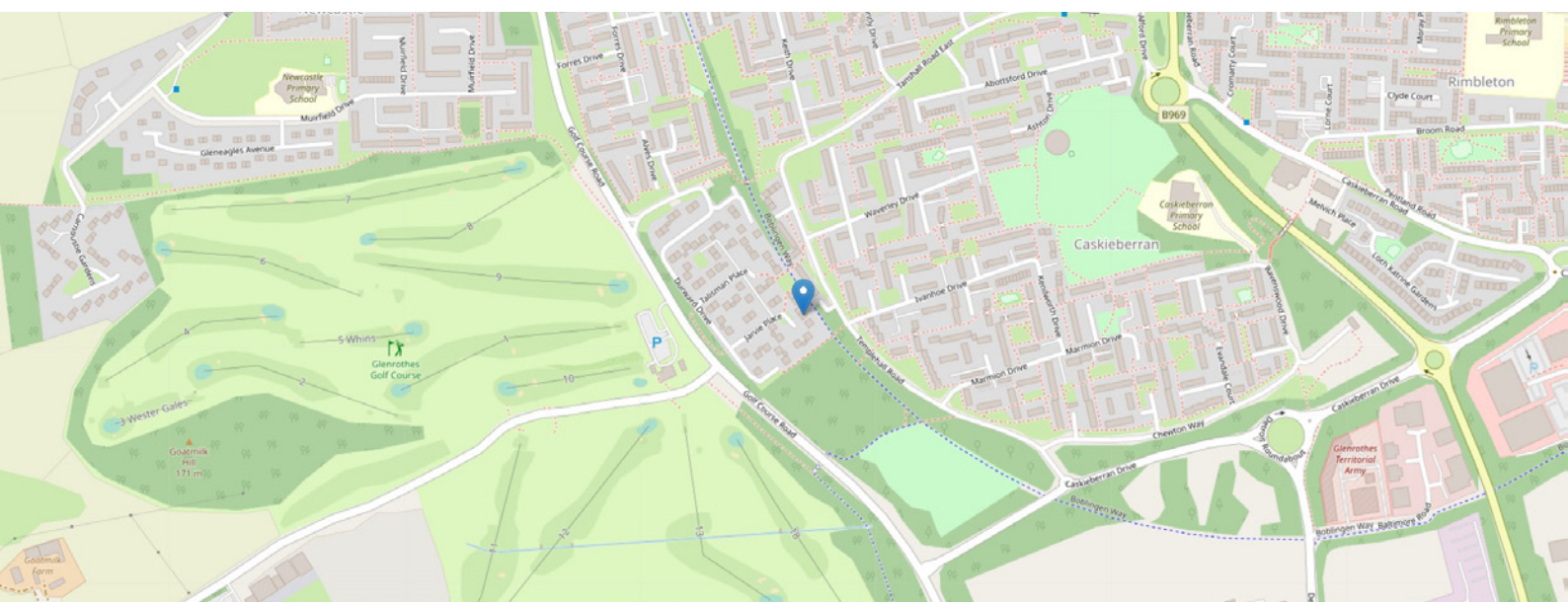
Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Lounge	4.50m (14'9") x 4.40m (14'5")
Kitchen/Diner	5.50m (18'1") x 4.00m (13'1")
Utility	3.20m (10'6") x 1.20m (3'11")
Bedroom 3	3.90m (12'10") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

First Floor	
Bedroom 1	4.00m (13'1") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 112m<sup>2</sup>  
EPC Rating: C

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



# 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. 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 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 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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