



*DELIGHTFUL THREE BEDROOM HOME IN A
POPULAR RESIDENTIAL LOCATION*



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32 Ryan Road is a delightful three-bedroom home in excellent condition.

The property has been upgraded and would make a fantastic purchase for a first-time buyer. There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has front and rear-facing windows with access to the kitchen. The fully fitted kitchen is to the rear with a full range of floor and wall-mounted units and a rear door leading out to the landscaped gardens. There are three double bedrooms on the upper level all of which are a good size. The family bathroom is also located on the upper level and has a white suite comprising of shower, WC and wash hand basin complete with splash-back tiling. The property features double glazing and gas central heating.

The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence. The property further benefits from ample on-street parking.



The Kitchen





Bedroom 1





Bedroom 2

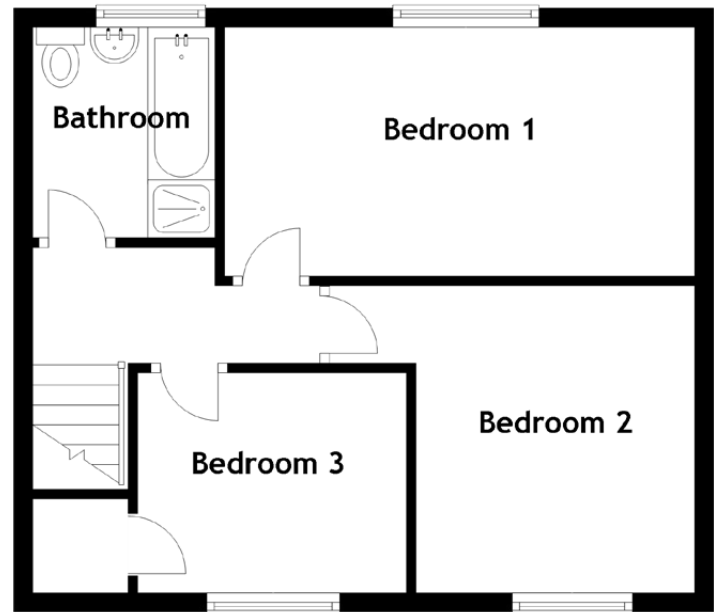
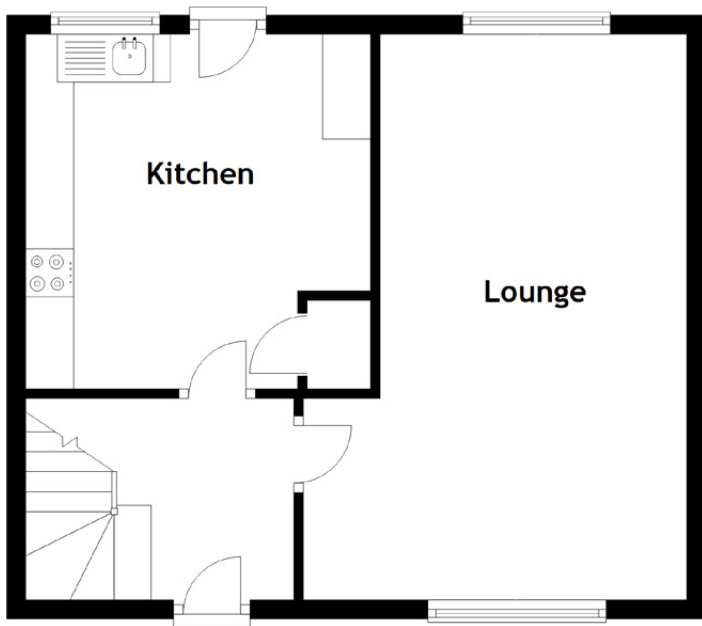




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	5.90m (19'4") x 4.00m (13'1")
Kitchen	3.70m (12'2") x 3.60m (11'10")
Bedroom 1	4.90m (16'1") x 2.60m (8'6")
Bedroom 2	3.21m (10'6") x 2.90m (9'6")
Bedroom 3	2.80m (9'2") x 2.30m (7'7")

Bathroom	2.20m (7'2") x 1.90m (6'3")
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Gross internal floor area (m²): 85m²

EPC Rating: C





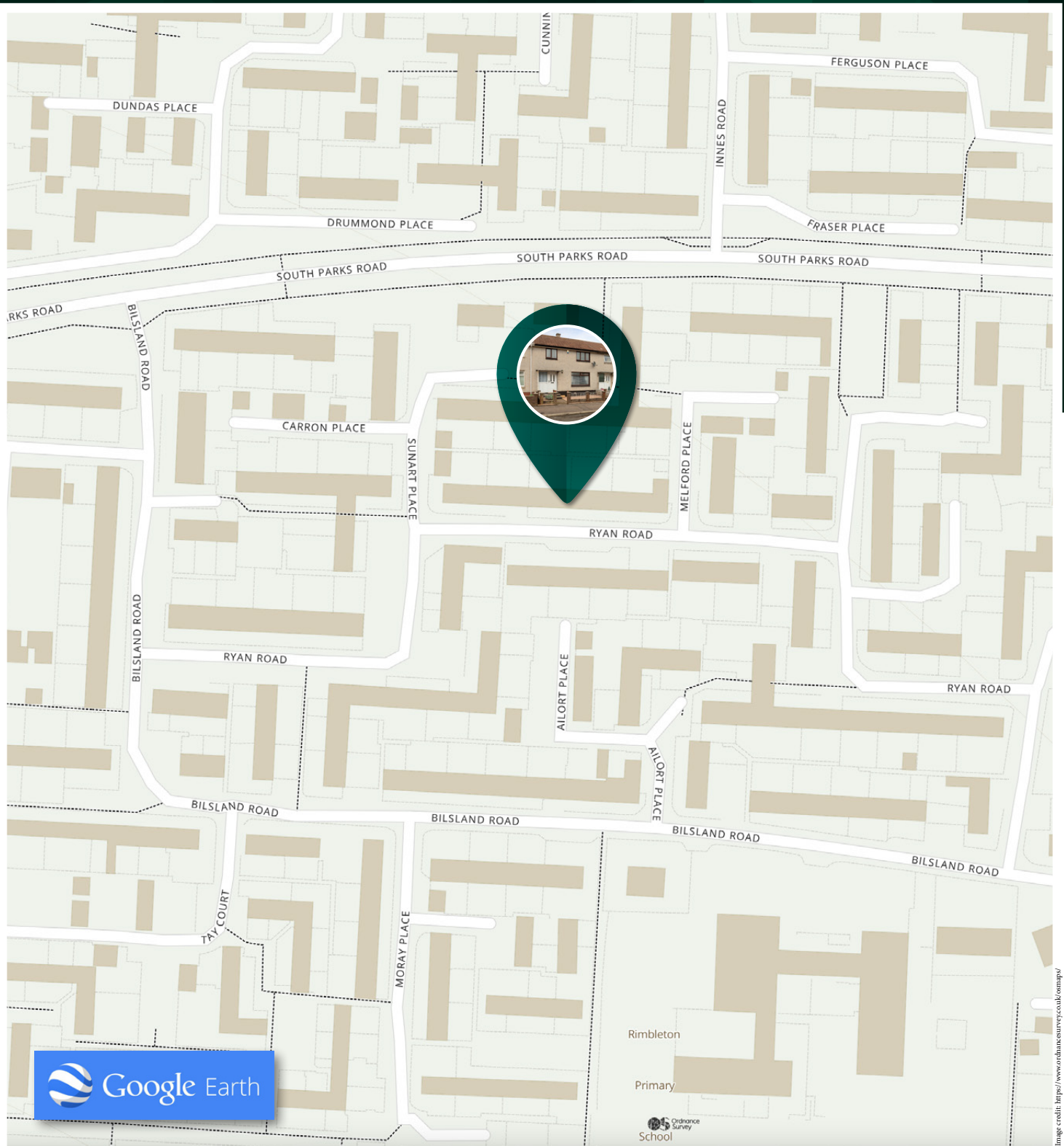
RIVERSIDE PARK

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 Auchmuty High School being the popular choice.

The Location



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Text and description
JAY STEIN
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