

3 Morven Park

GLENROTHES, FIFE, KY6 3PX



WONDERFUL FIVE BEDROOM DETACHED HOUSE
ON A GENEROUS PLOT IN MOVE-IN CONDITION



01592 800 695



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Welcome to this stunning five-bedroom detached property in Glenrothes. As you step inside, you are greeted by a welcoming vestibule leading into an inner hallway. To the front, you'll find a spacious bedroom, perfect for guests or a home office. This space is currently being utilized as a sitting room.

"...The heart of the home is the large open-plan kitchen and dining area at the rear..."





The heart of the home is the large open-plan kitchen and dining area at the rear, complete with French doors that open out to a secluded garden, ideal for relaxing or entertaining. A handy WC is also conveniently located on the ground floor.





Upstairs, you'll discover a spacious open-plan lounge and dining area with a beautiful balcony overlooking the front of the property.



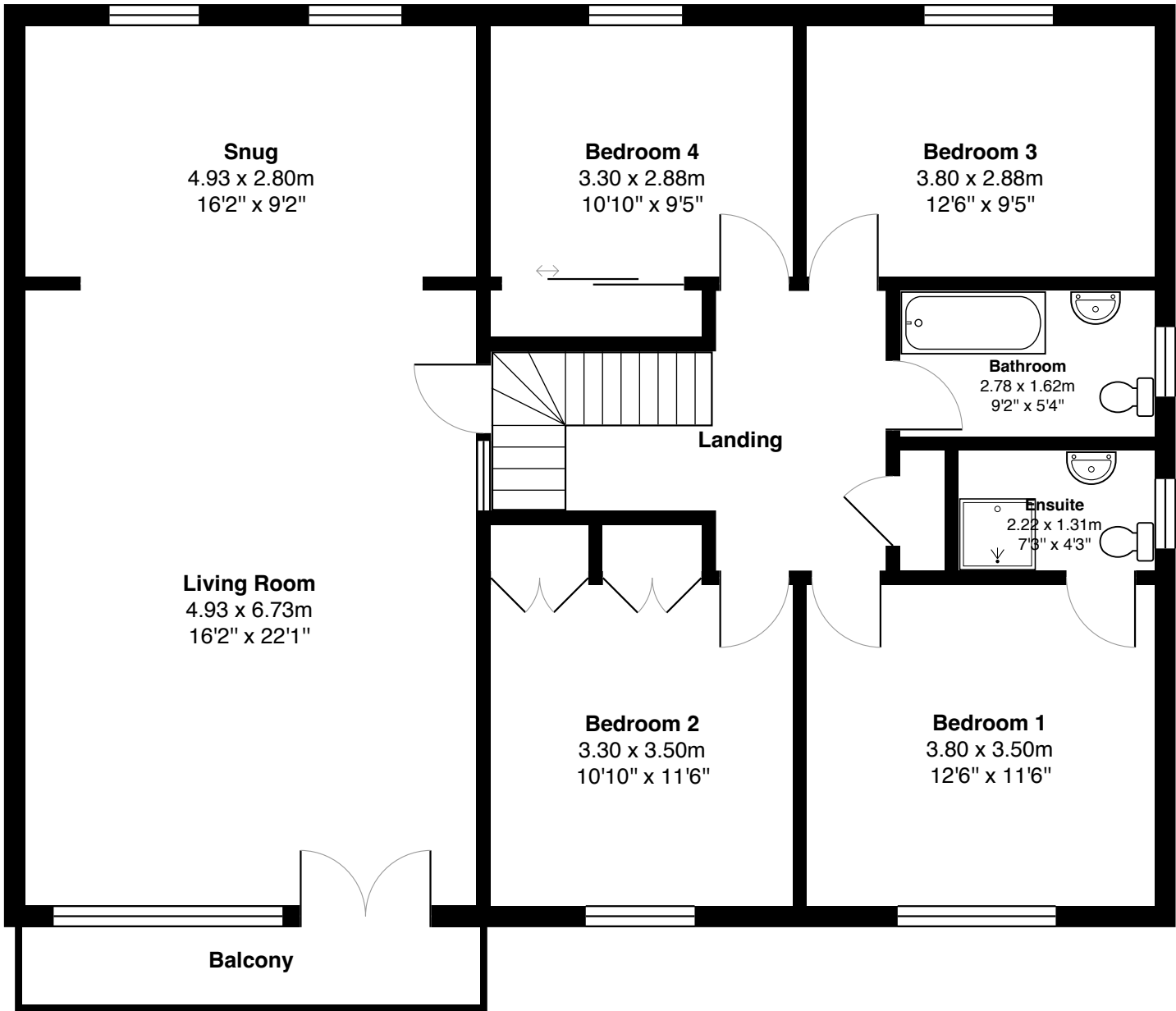
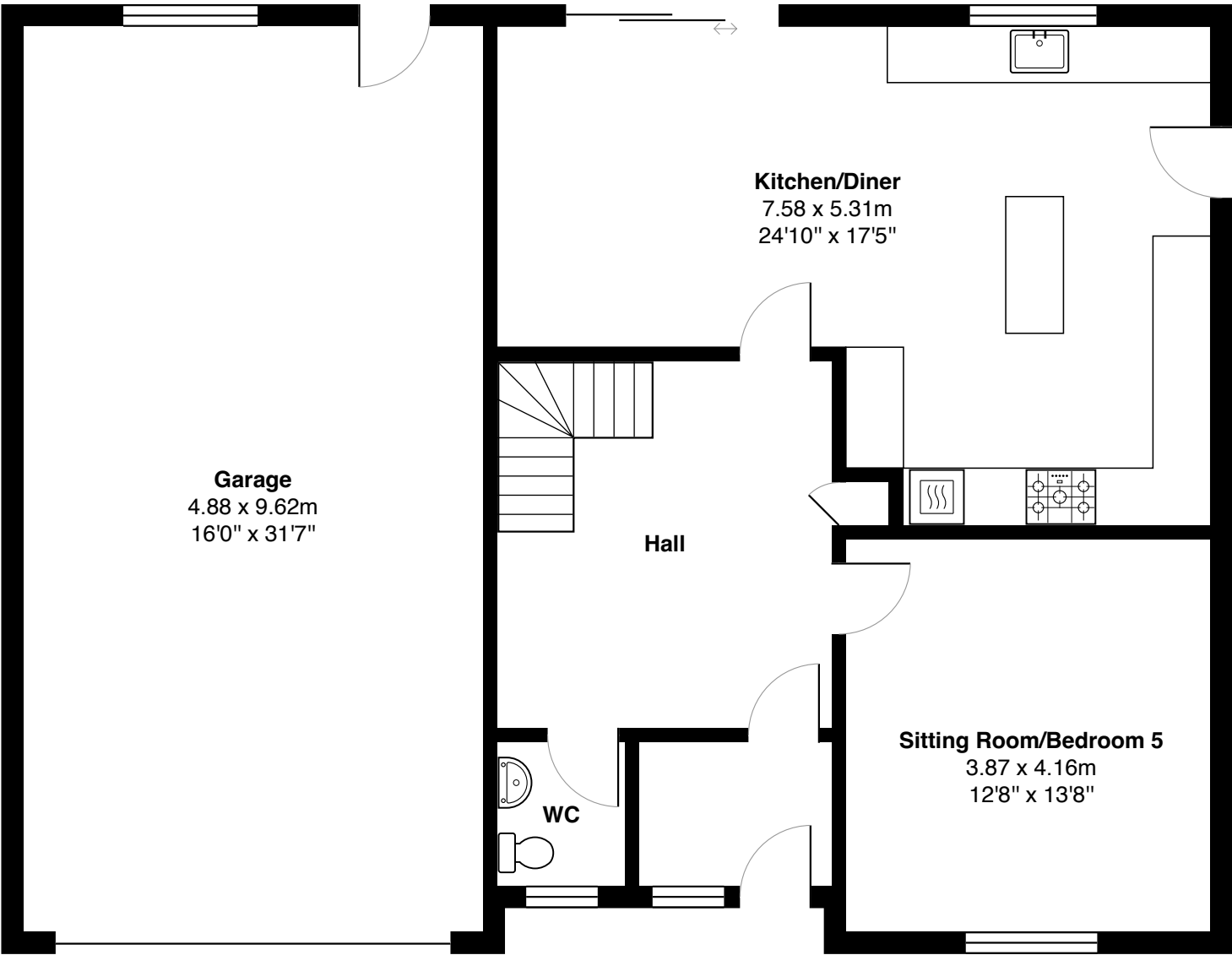




The top floor hosts four double bedrooms, including a master suite with a stylish en-suite bathroom. Additionally, a fully tiled four-piece family bathroom completes the upper floor.







Gross internal floor area (m²): 184m²
EPC Rating: C



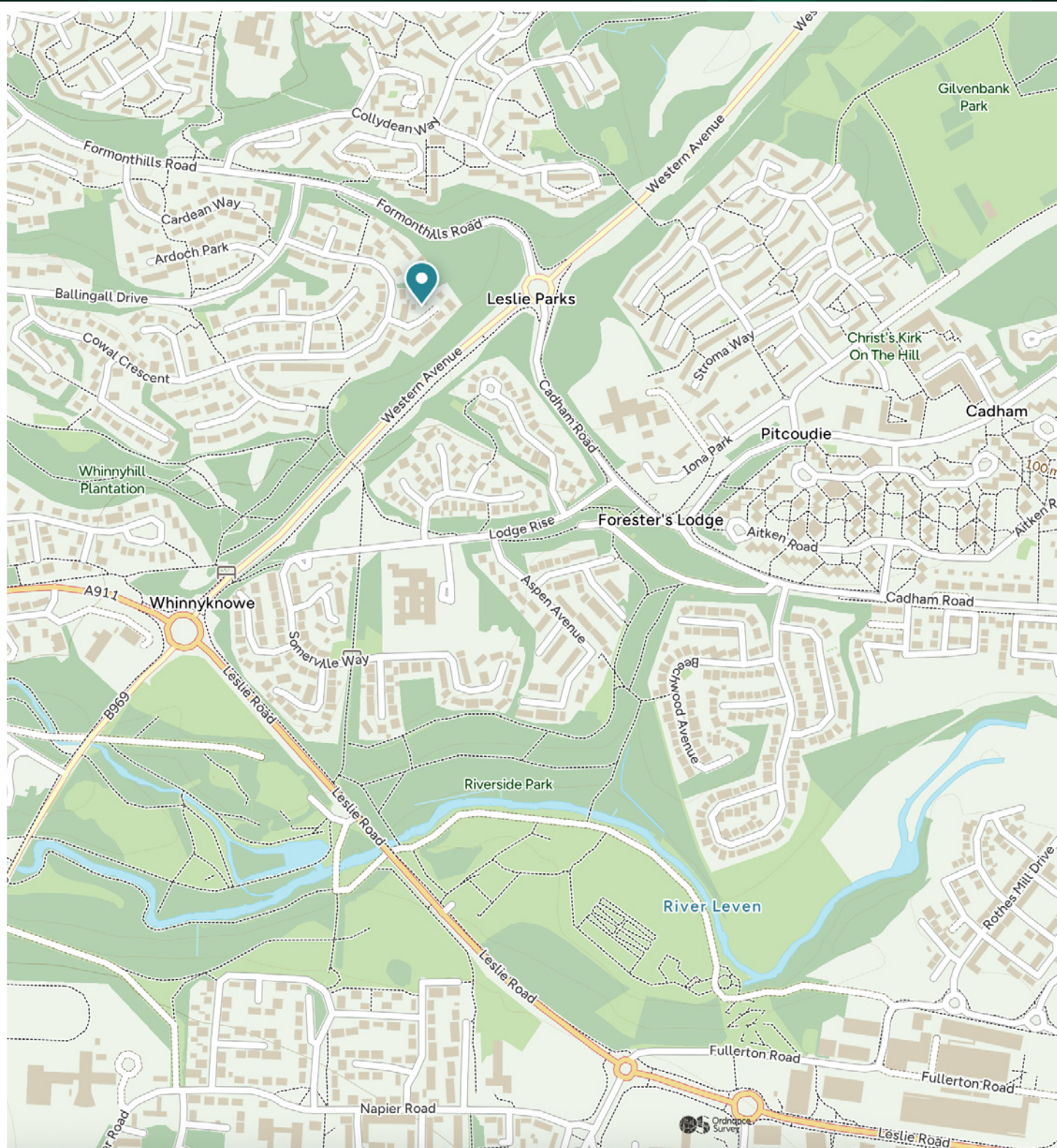
A large driveway leads to the double garage. The garden grounds are beautifully maintained, and a summer house is located in the rear garden. This property truly combines comfort, style, and practicality.

Don't miss the opportunity to make it your own!



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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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.