




McEwan Fraser Legal

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GLENROTHES, FIFE, KY6 2DR



Glenrothes

FIFE

Rimbleton Avenue, as the name suggests, is situated in the ever-popular Rimbleton area in the town of Glenrothes. Located approximately 30 miles (48 km) from both Edinburgh, which lies to the south and Dundee to the north, the town has won multiple horticultural awards in the "Beautiful Scotland" and "Britain in Bloom" contests for the quality of its parks and landscaping. It has numerous outdoor sculptures and artworks, a result of the appointment of town artists in the early development of the town. Public facilities include a Sports Centre, two golf courses, a Civic Centre, Theatre and a college campus.

Day to day shopping is well catered for by numerous supermarket chains and the Kingdom Shopping Centre is the main shopping mall. The A92 trunk road provides the principal access to the town and connecting it to the wider motorway and trunk road network. A major bus station is located in the town Centre and train stations are available at Thornton for Glenrothes and Markinch with regular service for the commuter to Edinburgh or Dundee.





125

RIMBLETON AVENUE

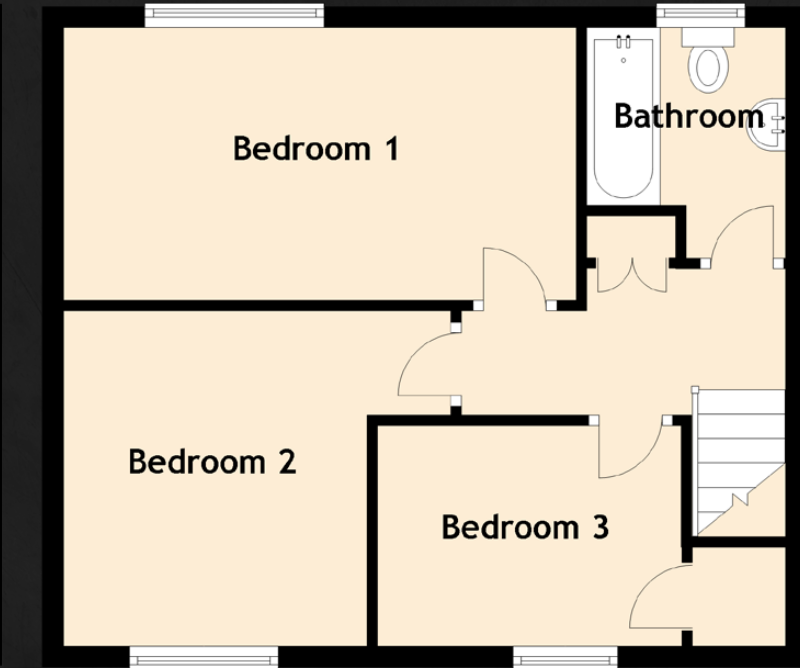
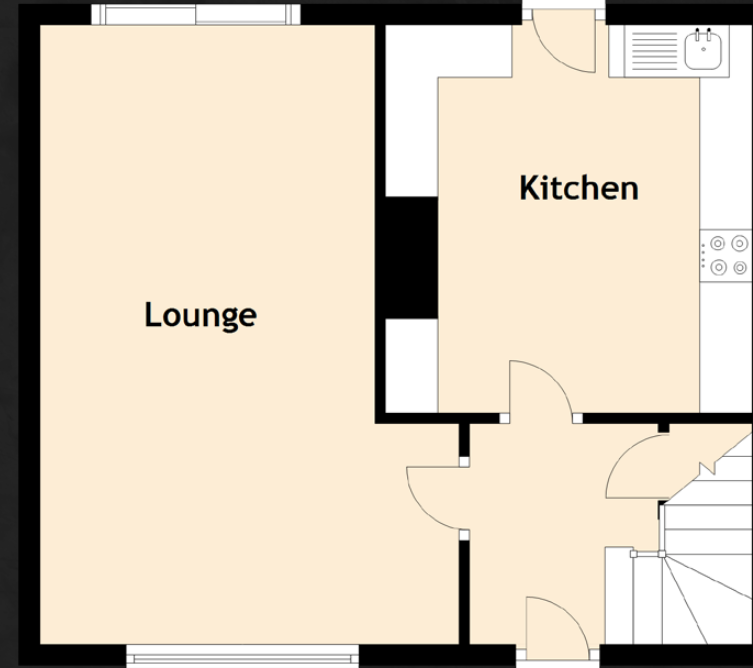
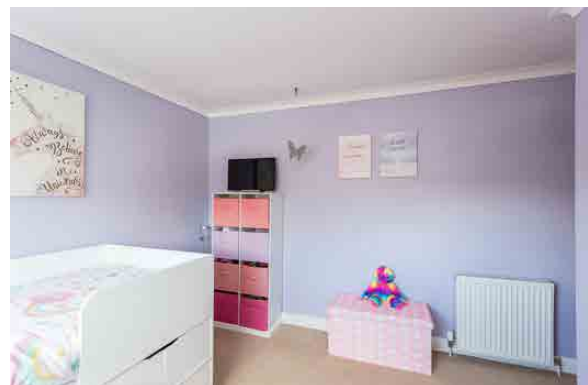
This mid-terraced home has been thoughtfully configured to suit modern family living and is being offered to the market in "walk-in" condition with modern bathroom and contemporary colour scheme for the kitchen.

The lounge faces the front and a large window ensures plenty of natural daylight. There is plenty of room in this living space for a dining table and chairs. The kitchen has floor and wall units with co-ordinating worktops to compliment the units. On the upper floor are three bedrooms and the family bathroom. The bathroom is contemporary and stylish with a three-piece white suite comprising bath, toilet and vanity basin.

Externally there are gardens to the front and back with a mix of deck and lawn areas. A drive has been created to the front to afford off road parking.



Bedrooms & Bathroom

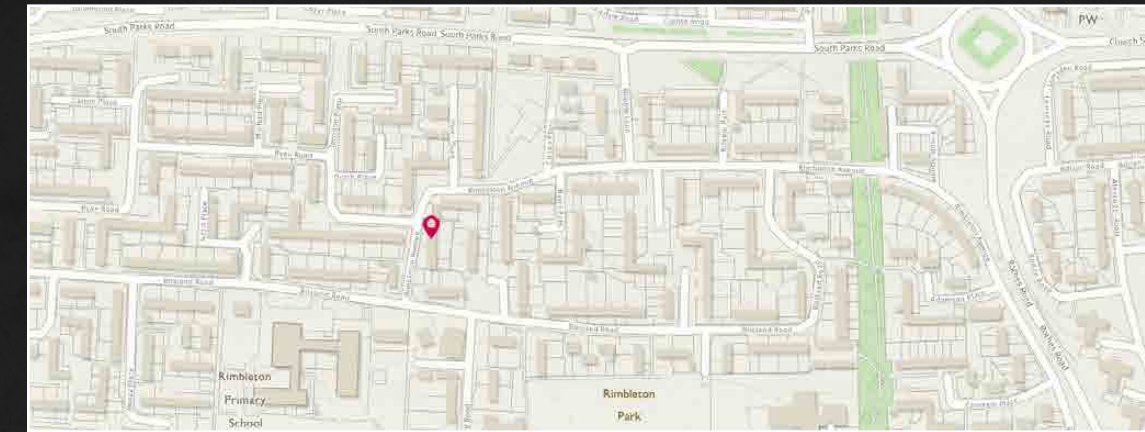


Approximate Dimensions
(Taken from the widest point)

Lounge	5.90m (19'4") x 3.20m (10'6")
Kitchen	3.70m (12'2") x 3.50m (11'6")
Bedroom 1	4.90m (16'1") x 2.60m (8'6")
Bedroom 2	3.70m (12'2") x 3.20m (10'6")
Bedroom 3	2.80m (9'2") x 2.30m (7'6")
Bathroom	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m²): 81m²
EPC Rating: D

Extras (Included in the sale): Integrated washing machine, dishwasher, fridge freezer, gas hob and electric oven.






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Part
Exchange
Available

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