




McEwan Fraser Legal
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20 Tay Court
GLENROTHES, KY6 2EX

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Tay Court is situated in the ever-popular Ribleton 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 including Marks and Spencer Food Hall, Food Warehouse, Aldi, Lidl, Morrisons and Asda, 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.



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This end-terraced home has been thoughtfully extended to suit modern family living and is being offered to the market in "walk-in" condition with modern, contemporary kitchen and bathroom.

The lounge offers dual aspect windows to front and back ensuring plenty of natural daylight. The kitchen has floor and wall units with darker tones on the worktops and floor to compliment the units. A door from the kitchen opens to the back garden. The family room is spacious with French doors to the deck.

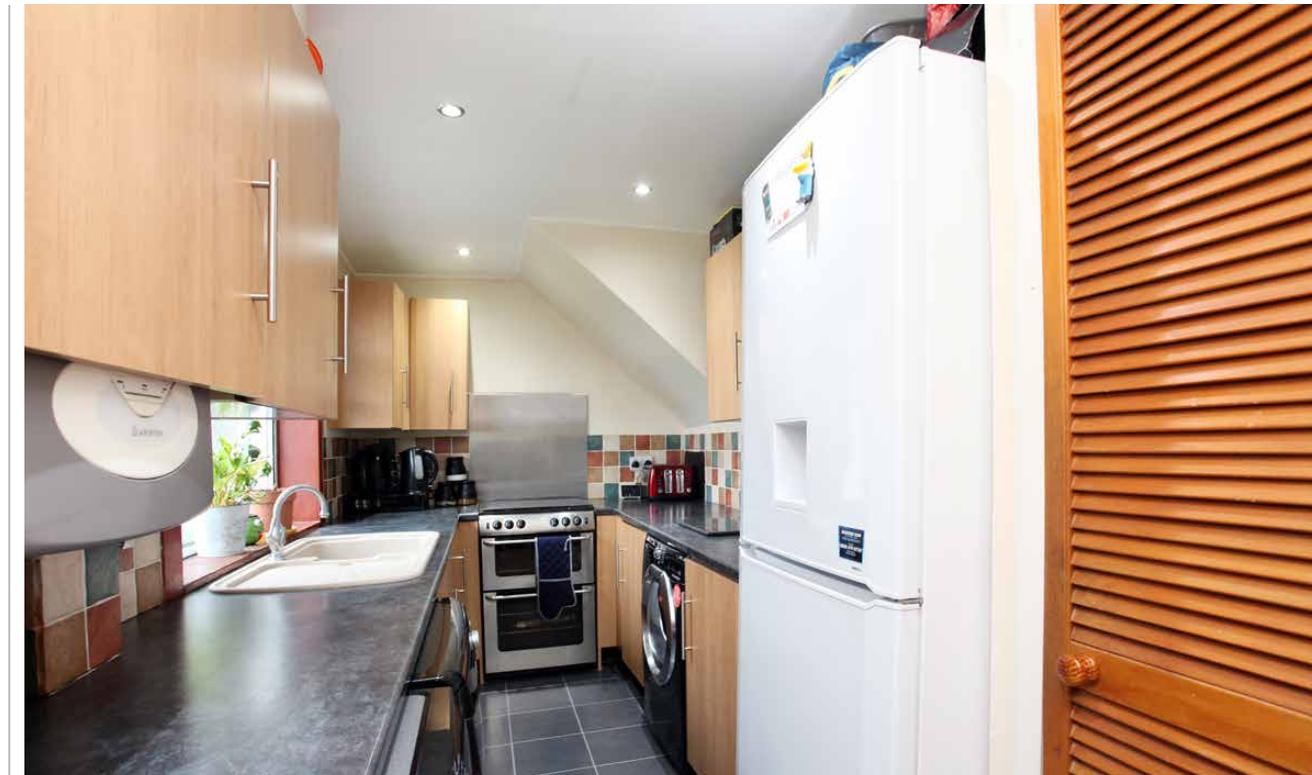
The reception hall has been configured as a dining room, the staircase rises

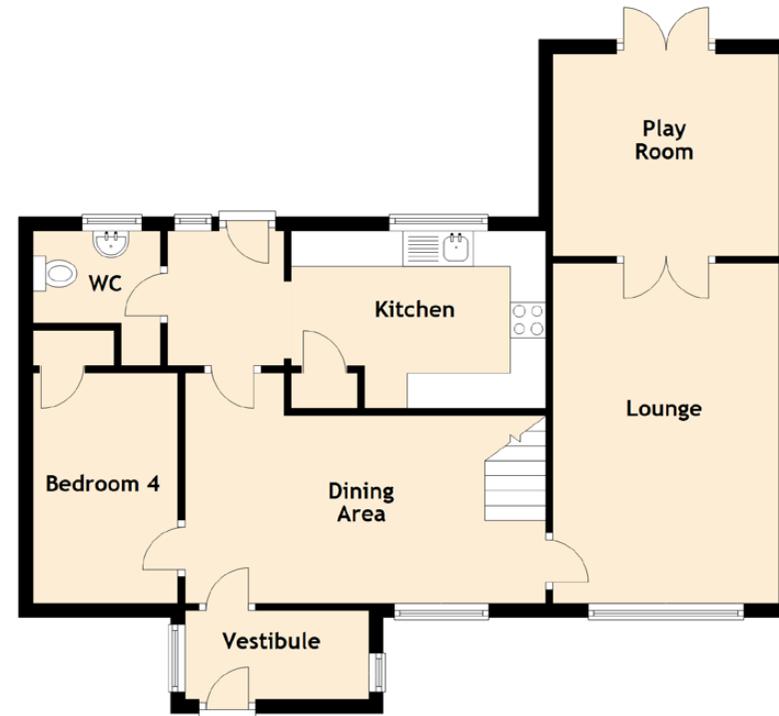
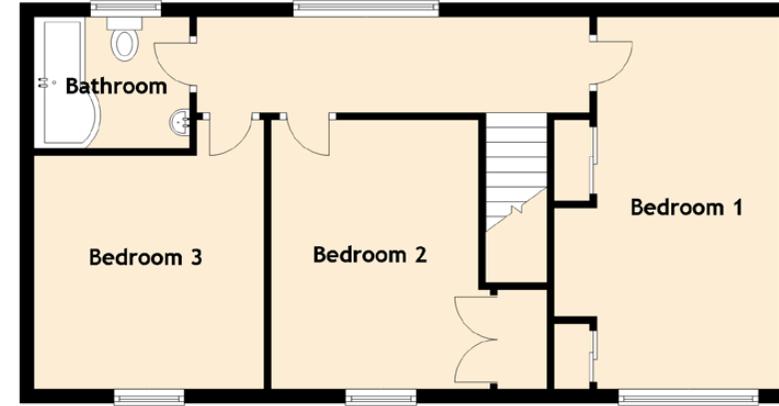
from here to three bedrooms. On the ground floor is bedroom 4 and a convenient guest cloakroom with WC, and wash hand basin.

On the upper floor are three good size bedrooms, the master bedroom is complete with built-in storage, and the family bathroom is contemporary and stylish with a three-piece white suite.

Externally there are gardens to the front, side and back with a mix of patio and lawn areas.

Please note that whilst there is no parking on the property, ample parking is nearby.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Ground Floor

| | |
|-------------|-------------------------------|
| Lounge | 4.80m (15'9") x 3.20m (10'6") |
| Kitchen | 3.60m (11'10") x 2.15m (7'1") |
| Dining Area | 5.10m (16'9") x 3.25m (10'8") |
| Play Room | 3.10m (10'2") x 2.85m (9'4") |
| Bedroom 4 | 3.25m (10'8") x 2.05m (6'9") |
| WC | 1.90m (6'3") x 1.80m (5'11") |
| Vestibule | 2.60m (8'6") x 1.25m (4'1") |

First Floor

| | |
|-----------|-------------------------------|
| Bedroom 1 | 4.80m (15'9") x 3.20m (10'6") |
| Bedroom 2 | 3.80m (12'6") x 3.10m (10'2") |
| Bedroom 3 | 3.80m (12'6") x 3.25m (10'8") |
| Bathroom | 2.20m (7'3") x 1.85m (6'1") |

Gross internal floor area (m²): 109m² | EPC Rating: D





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Part
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