

16 Brent Place

GLENROTHES, FIFE, KY7 6TA



Well-located, two-bedroom, mid-terraced house, situated in a central position



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An excellent opportunity has arisen to acquire this well-located, two-bedroom, mid-terraced house, situated in a central position. Viewing this property is highly recommended.

THE LOUNGE



Internally the accommodation is in need of some decorative modernisation and briefly comprises an entrance hallway with stairs leading to the upper level and a bright, spacious lounge with a feature front-facing window.

THE KITCHEN



The kitchen has ample space for a dining table and chairs, a large cupboard providing additional storage and access to the rear garden.





The upper floor of the property offers access to the two bedrooms, one of which has a large built-in storage cupboard. A bright, three-piece family bathroom completes the internal accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2

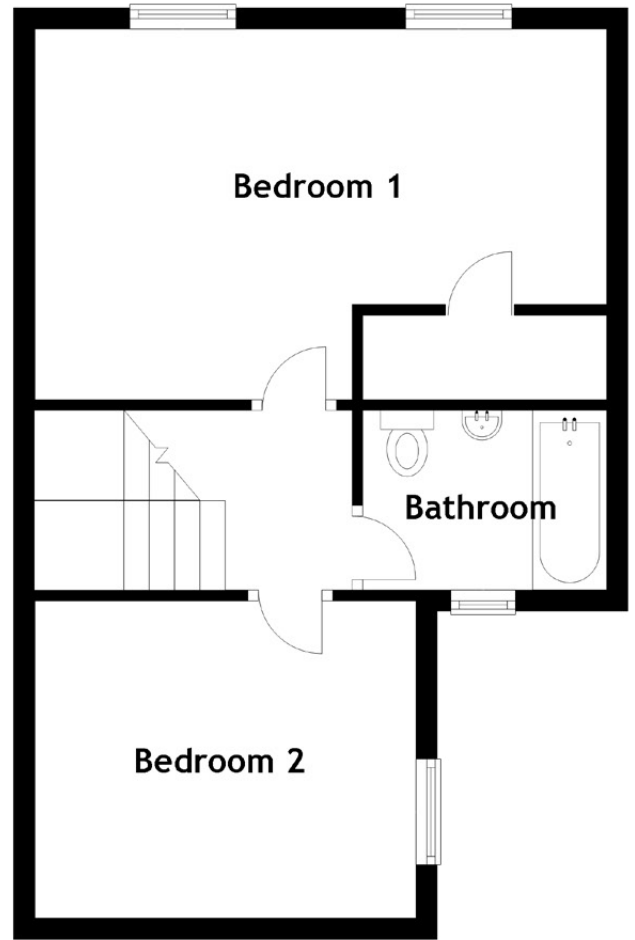
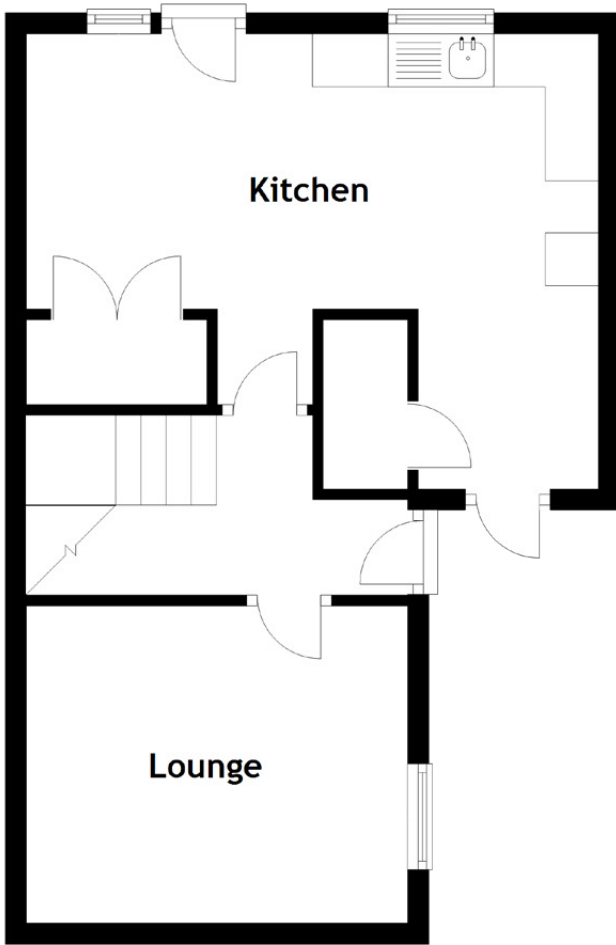


Externally the property has a large enclosed garden space to the rear which is low maintenance. A full gas central heating system has been installed and this along with comprehensive double-glazed window units should help ensure a warm, yet cost-effective living environment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



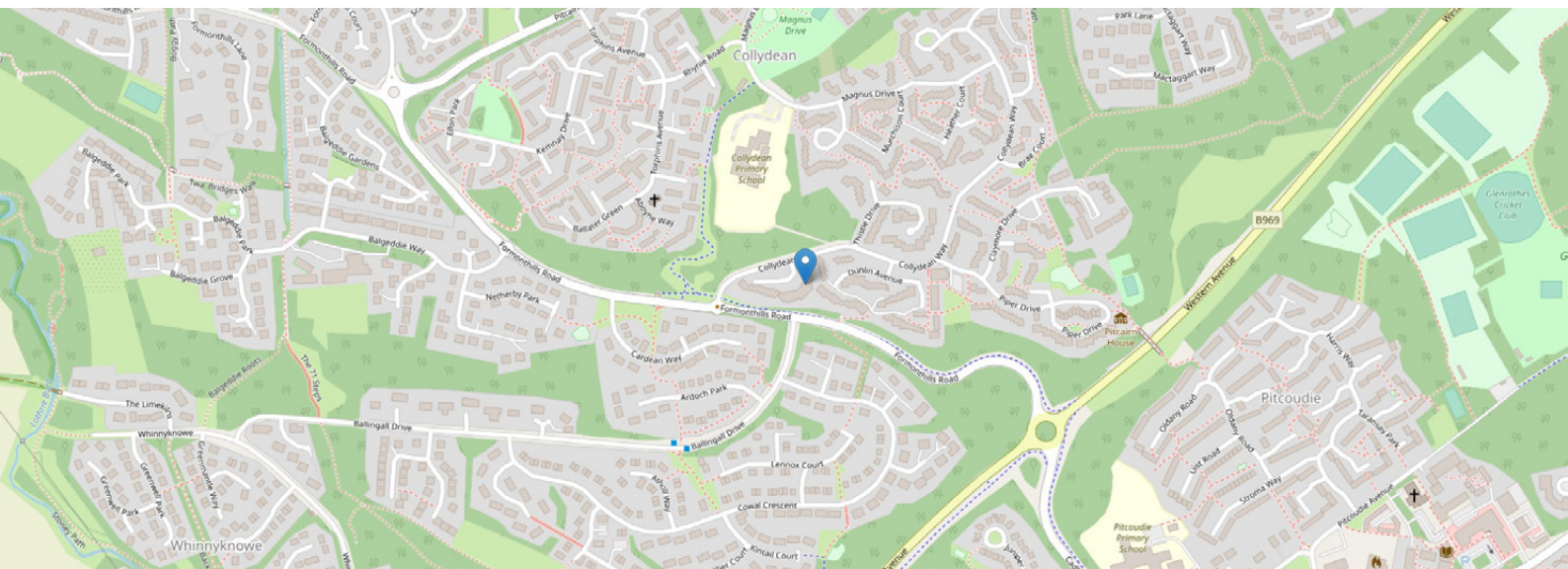
Approximate Dimensions (Taken from the widest point)

Lounge	3.60m (11'10") x 3.00m (9'10")
Kitchen	5.40m (17'9") x 4.30m (14'1")
Bathroom	2.30m (7'7") x 1.70m (5'7")
Bedroom 1	5.40m (17'9") x 3.50m (11'6")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")

Gross internal floor area (m²): 79m²

EPC Rating: D

Extras: Floor coverings and light fittings.



THE LOCATION

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 1980s and 90s 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 levels with the new Auchmuty High School being the popular choice.



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