

6 Muirdrum Gardens

GLENROTHES, FIFE, KY7 4UY



*EXECUTIVE FIVE BEDROOM HOME WITH A BEAUTIFUL
DETACHED SELF CONTAINED APARTMENT*



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We are delighted to bring to market 6 Muirdrum Gardens, a spacious and beautifully presented executive detached villa forming part of an exclusive modern development in the sought-after location of Glenrothes. The superb property boasts five bedrooms (two with en-suite), lounge, sitting room, separate dining room, conservatory, a stunning kitchen/family room and a well-designed games room.

Entered via a stunning hallway with a feature staircase, the ground floor accommodation flows well and is ideal for modern family living. The lounge is located to the front of the property with dual aspect windows flooding the room with light. An open-plan kitchen is an area which could be used either as an informal dining area or as a family room which is flooded in natural light and overlooks the rear garden. Off the kitchen is a well-equipped utility room with a large store and external access. The garage has been sympathetically converted to offer a large games room. There is also a useful cloakroom and WC on this level.





Sitting Room









Games Room



An impressive stair rises to a well-proportioned first-floor landing where the bedroom accommodation is accessed. There are five double bedrooms, two of which benefit from en-suite shower facilities. Four of the bedrooms have the advantage of built-in storage with the master bedroom having particularly extensive wardrobe space. In addition, there is a lovely family bathroom serving bedrooms four and five.





Bedroom 2





Bedroom 3





Bedroom 4

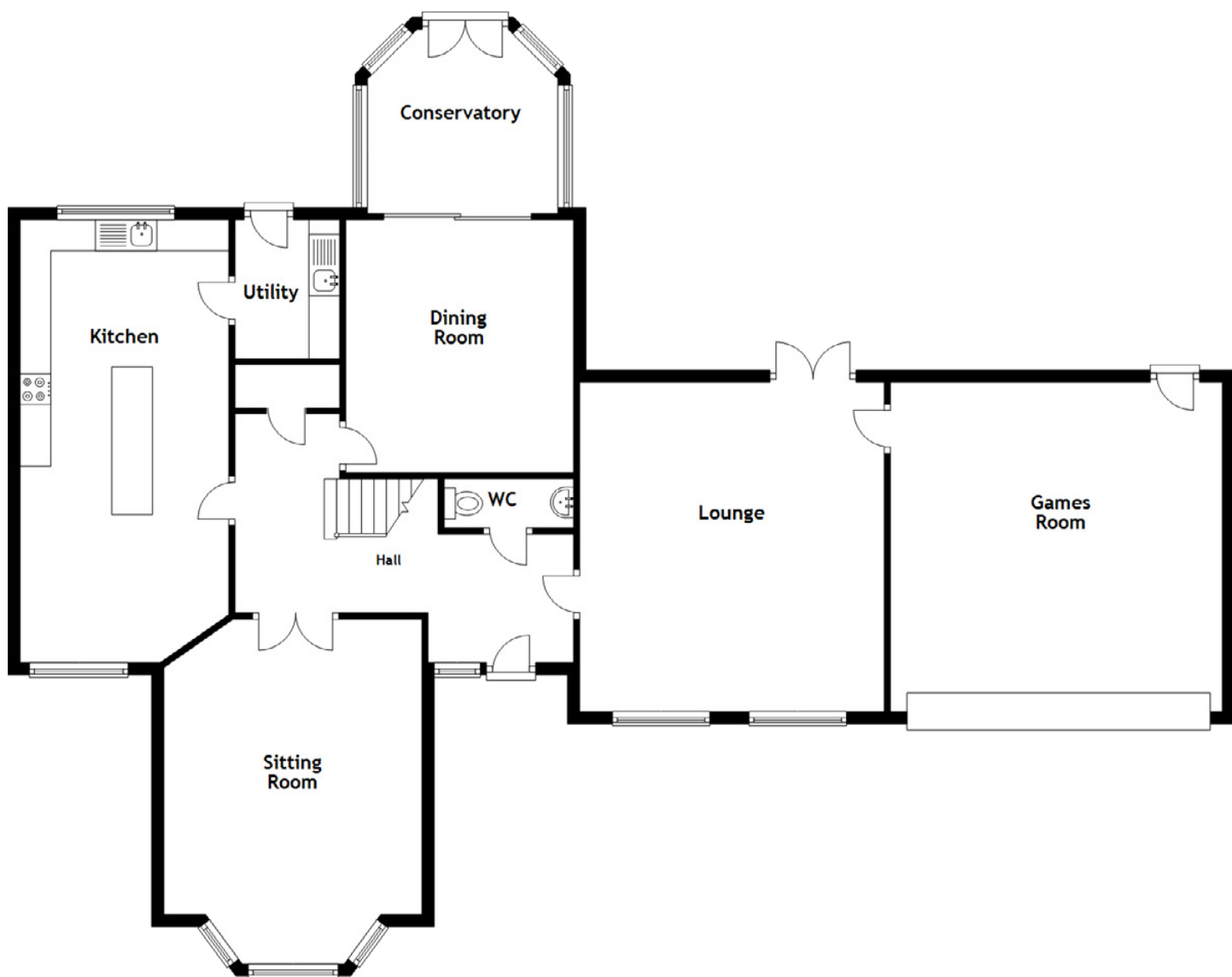




Bedroom 5



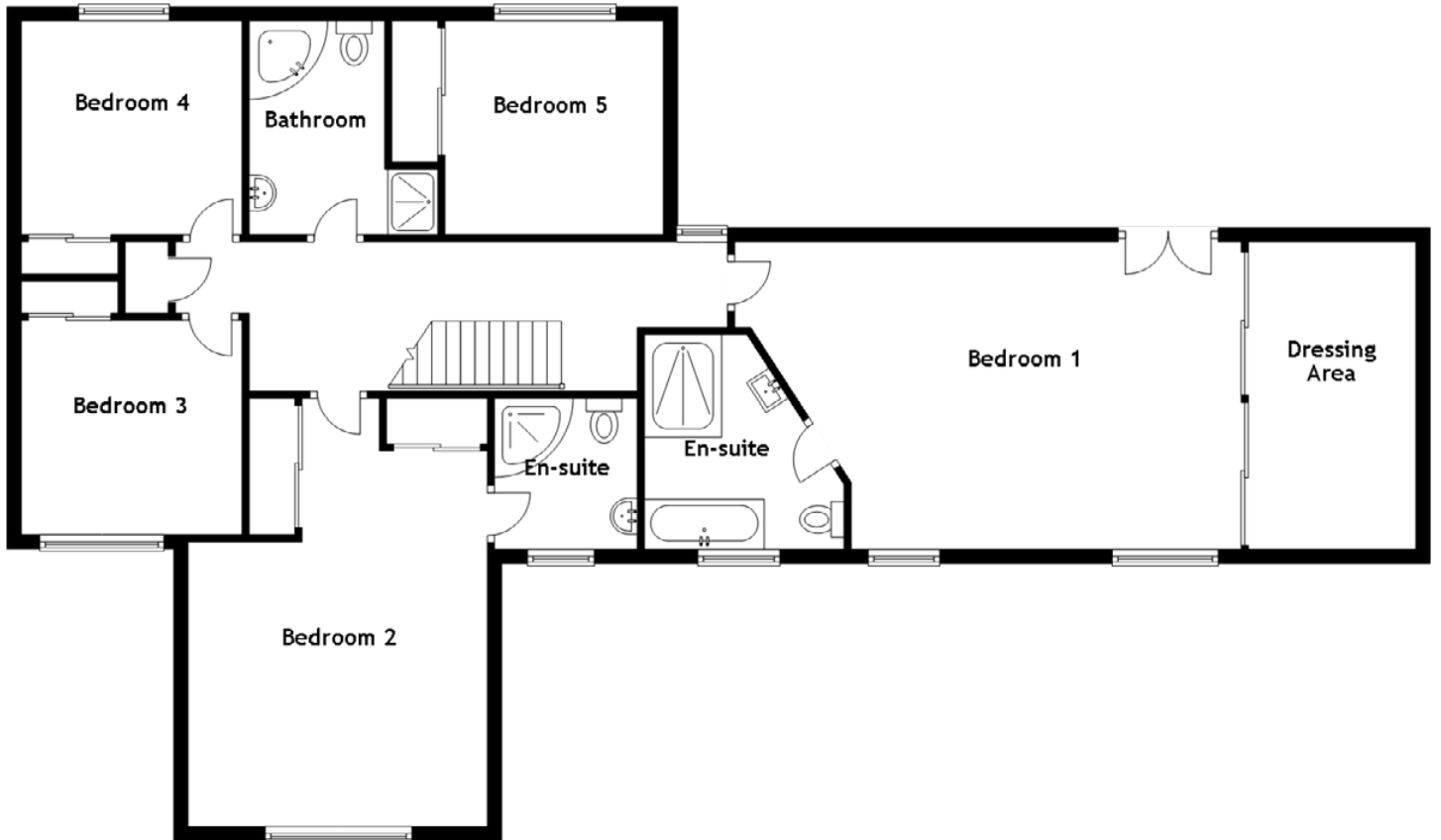




Approximate Dimensions

(Taken from the widest point)

Lounge	5.35m (17'7") x 4.95m (16'3")
Kitchen	7.20m (23'7") x 2.83m (9'4")
Sitting Room	4.80m (15'9") x 4.20m (13'9")
Dining Room	4.10m (13'6") x 3.70m (12'2")
Conservatory	3.10m (10'2") x 3.00m (9'10")
Games Room	5.40m (17'9") x 5.35m (17'7")
Utility	2.25m (7'5") x 1.70m (5'7")
WC	2.10m (6'11") x 0.80m (2'8")



Approximate Dimensions

(Taken from the widest point)

Bedroom 1	5.47m (17'11") x 4.30m (14'1")	Bedroom 5	3.06m (10'1") x 3.00m (9'10")
En-suite	2.80m (9'2") x 2.80m (9'2")	Bathroom	3.00m (9'10") x 1.90m (6'3")
Dressing Area	4.30m (14'1") x 2.35m (7'9")		
Bedroom 2	4.20m (13'9") x 3.99m (13'1")		
En-suite	2.11m (6'11") x 2.00m (6'7")	Gross internal floor area (m ²):	269m ²
Bedroom 3	3.10m (10'2") x 3.00m (9'10")	EPC Rating:	C
Bedroom 4	3.10m (10'2") x 3.00m (9'10")		

Externally the property is surrounded by well-maintained gardens are mainly laid to lawn enjoying lovely views. There is ample off-street parking provision for several vehicles in addition to a large double garage.



There is a beautiful self-contained granny flat above the garage that offers additional space for family or a business opportunity. Viewing is highly recommended to appreciate the accommodation on offer.

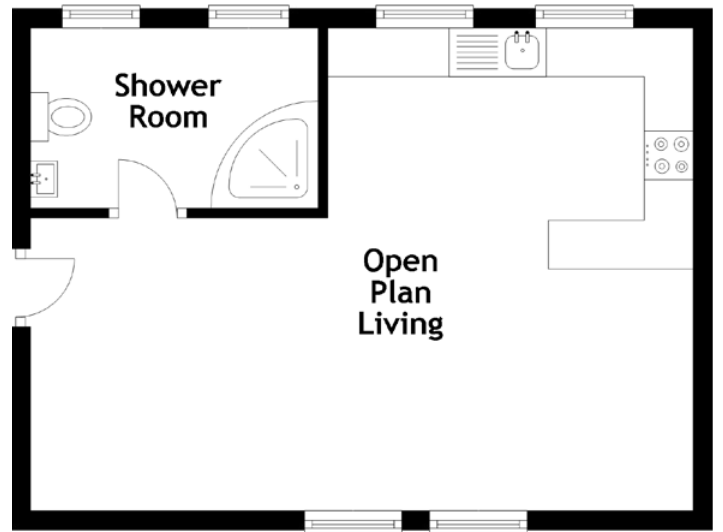
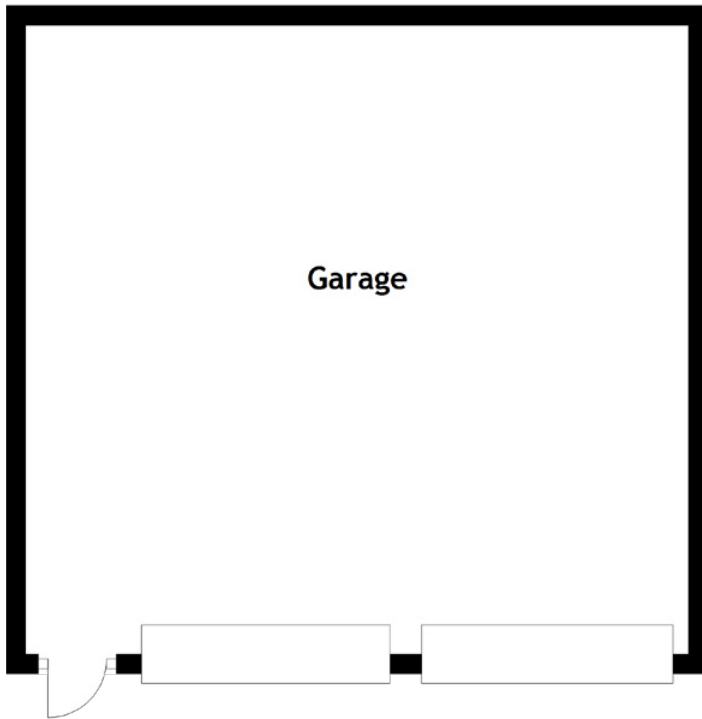












Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.60m (21'8") x 4.95m (16'3")
Shower Room	2.95m (9'8") x 1.85m (6'1")
Garage	6.80m (22'4") x 6.45m (21'2")

Floor Plan



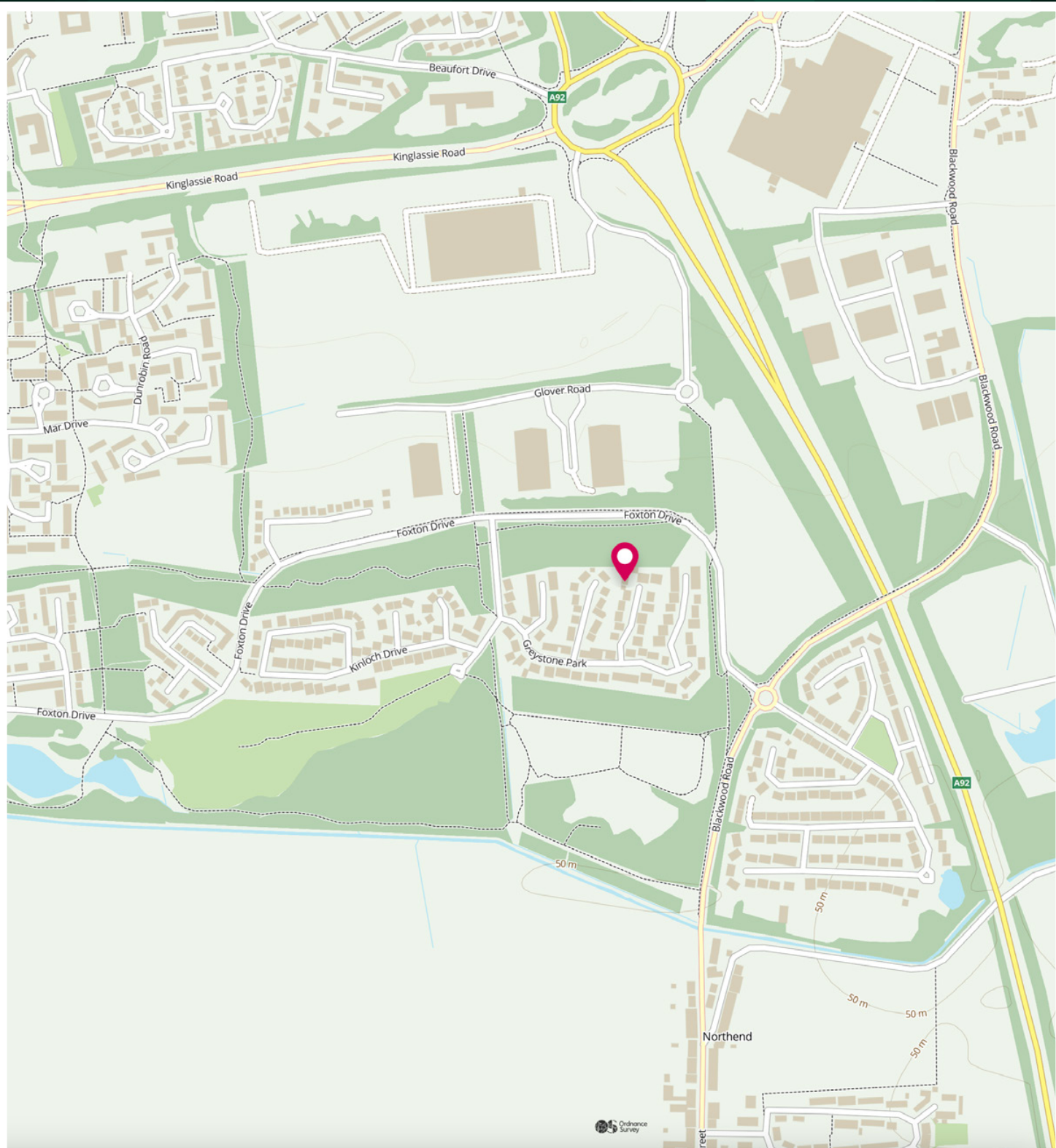
RIVERSIDE PARK

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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