

7 Braemar Court

GLENROTHES, FIFE, KY6 2QY



*SPACIOUS GROUND-FLOOR FLAT IN A
DESIRABLE LOCATION*



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McEwan Fraser Legal is delighted to welcome you to this captivating ground-floor flat, a true haven of comfort and calm. Boasting two double bedrooms with built-in wardrobes, a spacious dining kitchen, and an elegantly proportioned lounge, this property offers the perfect combination of modern living and convenience.

As you step inside, you'll be greeted by the light-filled lounge, thoughtfully designed to accommodate both relaxation and entertainment. This inviting space provides the ideal setting to unwind after a long day or host gatherings with loved ones. The heart of this home is the spacious dining kitchen, a culinary delight for the aspiring home chef. With ample room for a dining table, this area is the perfect hub for culinary creations and memorable meals with family and friends. Both double bedrooms exude comfort and tranquillity, bedroom 1 has an en-suite featuring and a built-in wardrobe. There is also a handy storage cupboard in the hall, keeping your living spaces organized and clutter-free.

The family bathroom offers the best of both worlds, providing a luxurious bath for relaxing soaks and a convenient shower cubicle for quick and invigorating showers.



The Kitchen







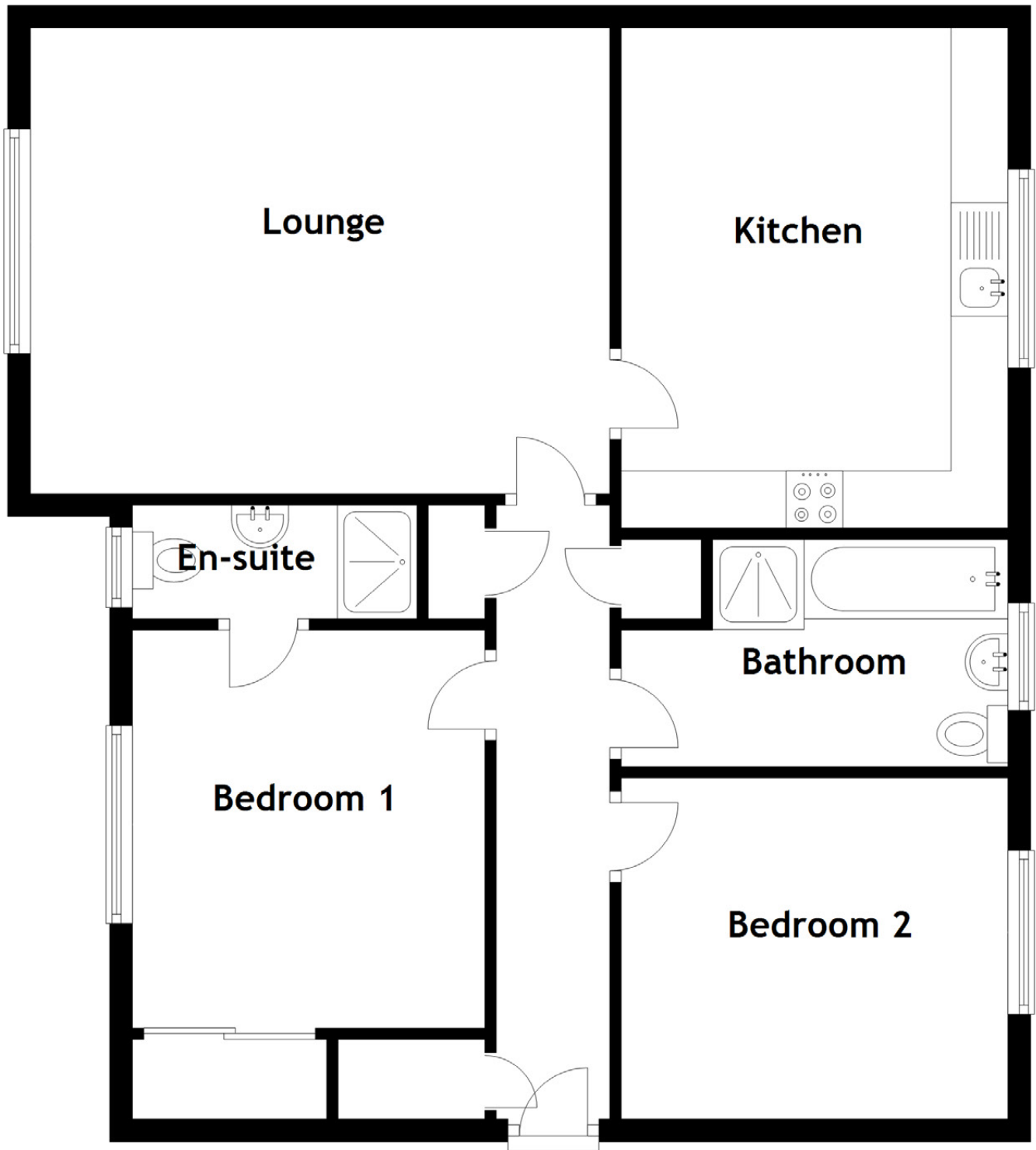
Bedroom 2





The Bathroom





Approximate Dimensions

(Taken from the widest point)

Kitchen	4.40m (14'5") x 3.40m (11'2")	En-suite	2.50m (8'3") x 1.00m (3'3")
Lounge	5.10m (16'9") x 4.10m (13'5")	Gross internal floor area (m ²): 78m ² EPC Rating: C	
Bedroom 1	3.50m (11'6") x 3.10m (10'2")		
Bedroom 2	3.40m (11'2") x 3.00m (9'10")		
Bathroom	3.40m (11'2") x 2.00m (6'7")		

A stand out feature of this property is the ample parking, ensuring you and your guests have the utmost convenience in this sought-after location. Located in a desirable neighbourhood, this ground-floor flat offers easy access to local amenities, and transport links, making it an ideal choice for those seeking a perfect balance between urban convenience and a peaceful retreat.

Don't miss the chance to make this wonderful property your own. Contact us today to arrange a viewing and discover the true essence of elegant living in this charming ground-floor flat. Your dream home awaits!



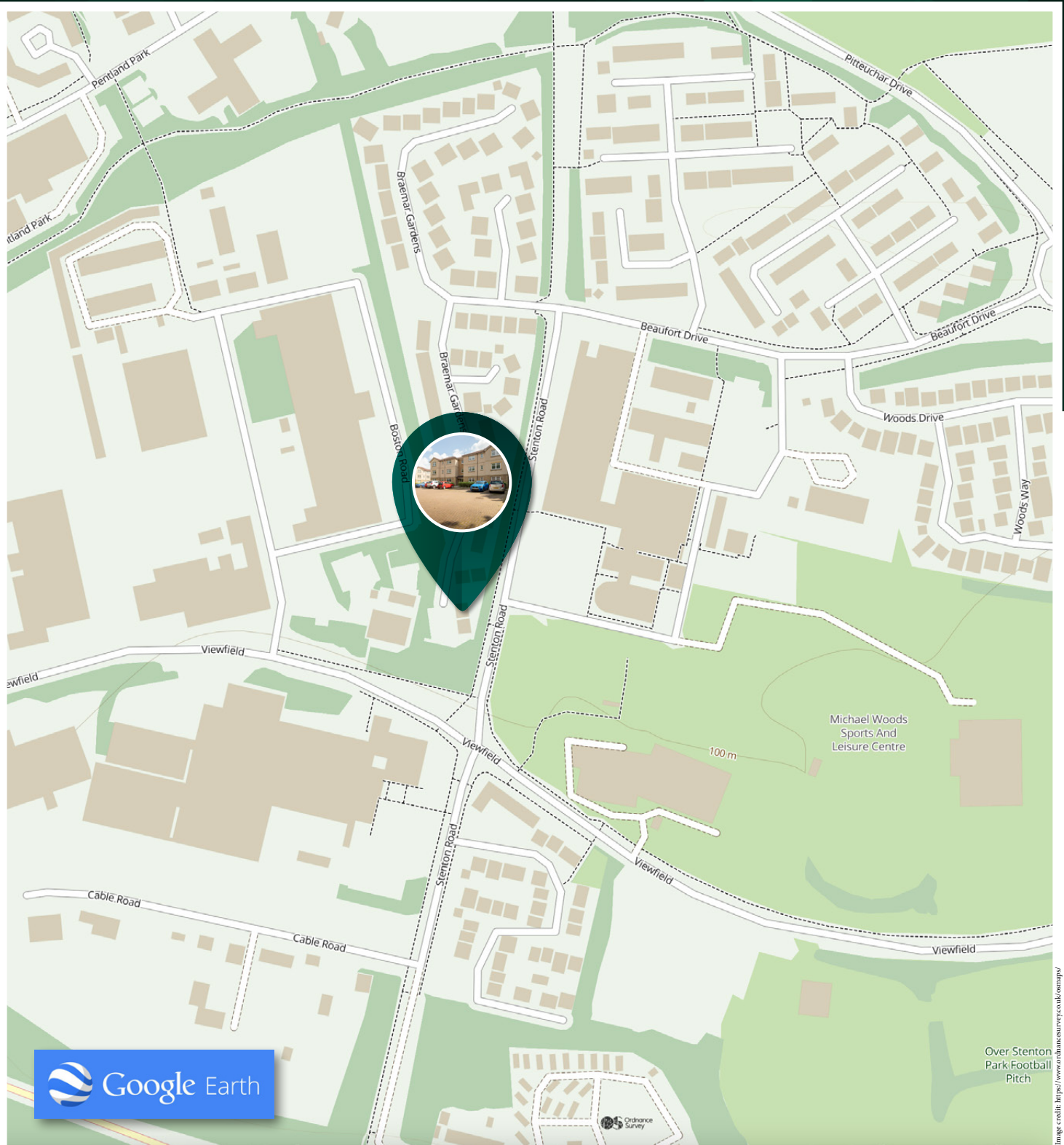


RIVERSIDE PARK

Glenrothes is 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 and swimming pool, two golf courses, a Civic Centre, Theatre and a college campus.

Day-to-day shopping is well catered for by numerous supermarket chains including M&S food, Food Warehouse, Asda, Morrisons, Lidl and Aldi, and the Kingdom Shopping Centre is the main shopping mall. The A92 trunk road provides the principal access to the town and connects 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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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