




McEwan Fraser Legal

Solicitors & Estate Agents

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227 Claymore Drive

COLLYDEAN, GLENROTHES, KY7 6TQ

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Claymore Drive is situated in the ever-popular Collydean 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.

Part exchange is available. McEwan Fraser Legal is pleased to bring to the market this mid-terraced home with four bedrooms and plenty of storage space. The property requires upgrading and this is reflected in the price, allowing you to put your mark on this great sized family home.

The front door opens into the vestibule with good storage cupboards. On the ground floor is the spacious kitchen, diner, family room with large walk-in pantry. There is plenty of space here for a sofa if required and a dining table and chairs. A door opens to the back garden. Bedroom three is located on the ground floor along with a box room and shower room with shower cubicle, toilet,

and wash hand basin. On the first floor is the spacious lounge with two windows flooding the room with natural daylight. There are two more bedrooms and the family bathroom along with more storage on this floor. On the second floor is another bedroom and a storeroom or home study. Externally there are gardens to the front and back with a mix of patio and grass areas.

Overall this home is not in a chain and would be suitable for a number of different types of buyers including the first time buyer, downsizers, developers or investors. Talk to us about the potential on offer.





Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	5.40m (17'9") x 4.20m (13'9")
Lounge	5.40m (17'9") x 4.29m (14'1")
Bedroom 1	3.62m (11'11") x 3.00m (9'10")
Bedroom 2	3.64m (11'11") x 3.00m (9'10")
Bedroom 3	3.60m (11'10") x 3.00m (9'10")
Bedroom 4	2.54m (8'4") x 2.10m (6'11")
Bathroom	2.10m (6'11") x 1.69m (5'7")
Shower Room	2.30m (7'7") x 1.54m (5'1")

Gross internal floor area (m²): 120m² | EPC Rating: C

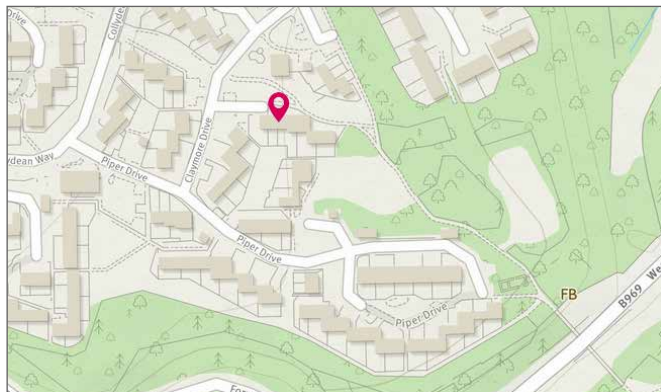


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Part
Exchange
Available

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