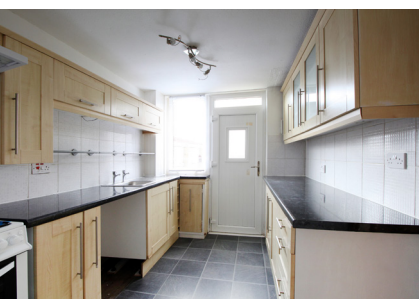




Three bedroom terraced villa

Pleasant outlook over green space in popular residential area.

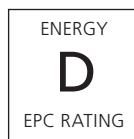


9 Barnton Place

Glenrothes, Fife, KY6 2PS



Scan Here!





9 Barnton Place Glenrothes, Fife



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.

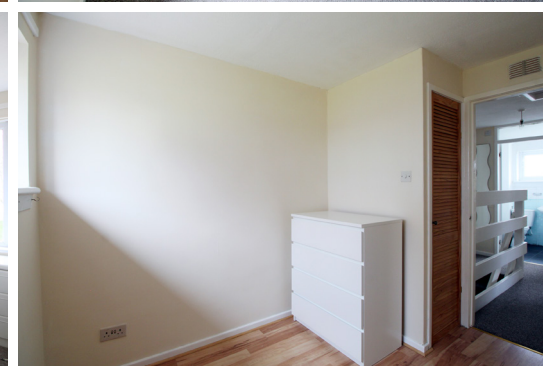
The town has strong links with the main Scottish transport network with bus and Markinch train station having links to all major cities. Glenrothes has a variety of schools at both primary and secondary level with the newly Auchmuty High School being the popular choice.

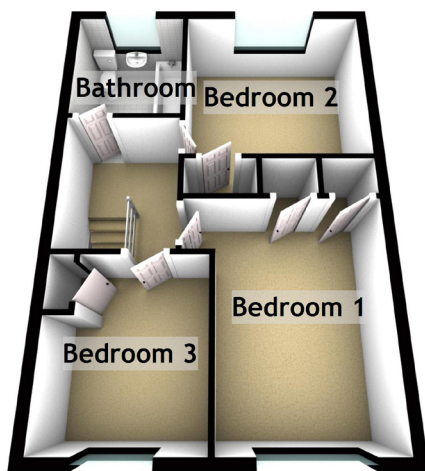
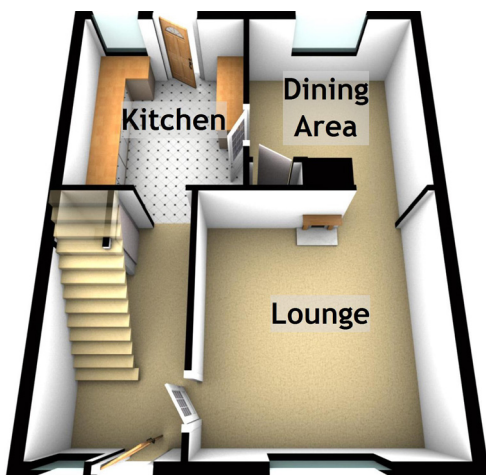
Set at the head of a popular cul-de-sac, number 9 Barnton place overlooks park land green space to the front and offers a secure enclosed garden to the back with ample parking available. Recently re-decorated and with new carpets fitted and presented to the market in a neutral tone, this home is ready to walk into.

On the ground floor the lounge is not overlooked and the large window allows for good natural daylight. The lounge

is carpeted and is semi open to the dining room, fitted with laminate flooring, a large window overlooks the back garden. From here a door leads to the kitchen fitted with a range of modern wall and floor cabinets with excellent worktop space. A back door leads to the garden.

On the upper floor, three good size bedrooms and a family bathroom complete the accommodation. The gardens require a little TLC but this is a lovely family home in a popular area.



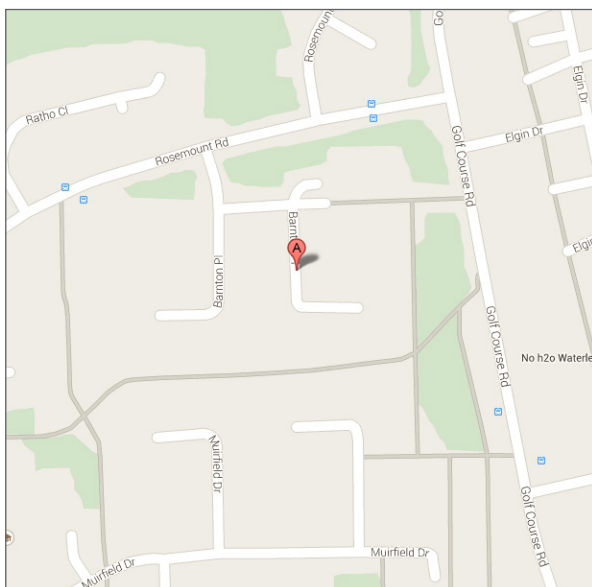


Specifications

APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	3.90m (12'10") x 3.40m (11'2")
Dining Area	3.30m (10'10") x 2.90m (9'6")
Kitchen	3.13m (10'3") x 2.40m (7'10")
Bedroom 1	4.00m (13'1") x 2.80m (9'2")
Bedroom 2	3.50m (11'6") x 3.05m (10')
Bedroom 3	3.00m (9'10") x 2.60m (8'6")
Bathroom	1.91m (6'3") x 1.80m (5'11")



© Crown Copyright License No. 100001774

McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
JAYNE SMITH
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
EAMONN MULLEN
Designer