



McEwan Fraser Legal

Solicitors & Estate Agents

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99 Ivanhoe Drive

GLENROTHES, FIFE, KY6 2NE

Ivanhoe Drive is situated in the ever-popular Caskiberran area of the town of Glenrothes. Located approximately thirty miles (forty-eight kilometers) 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.

Day-to-day shopping is well catered for by numerous supermarket chains and the Kingdom Shopping Centre. The A92 trunk road provides the principal access to the town and connecting it 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 services for the commuter to Edinburgh or Dundee.





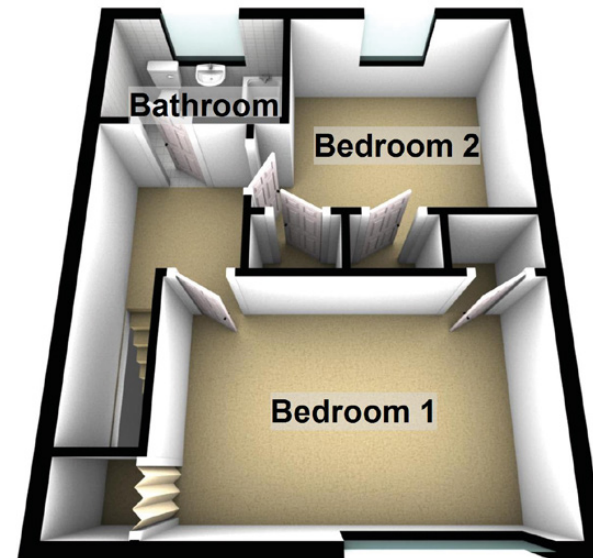
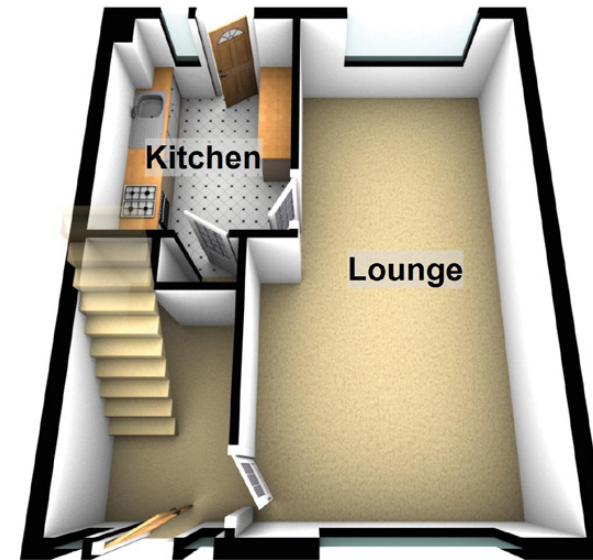
This end-terraced home is being offered to the market in walk-in condition and has a modern, contemporary kitchen and bathroom. The lounge offers dual aspect windows to front and back and is capable of containing a dining table and chairs along with sofas and other furniture. The kitchen has white gloss units with monochrome tones on walls and floor to compliment the units. A door from the kitchen opens to the back garden.

On the upper floor there are two double bedrooms, both with built-in storage. The family bathroom is contemporary and stylish with a three-piece white suite. Externally, there are gardens to the front and back dressed mainly in gravel and slab.





FLOOR PLAN • DIMENSIONS • MAP

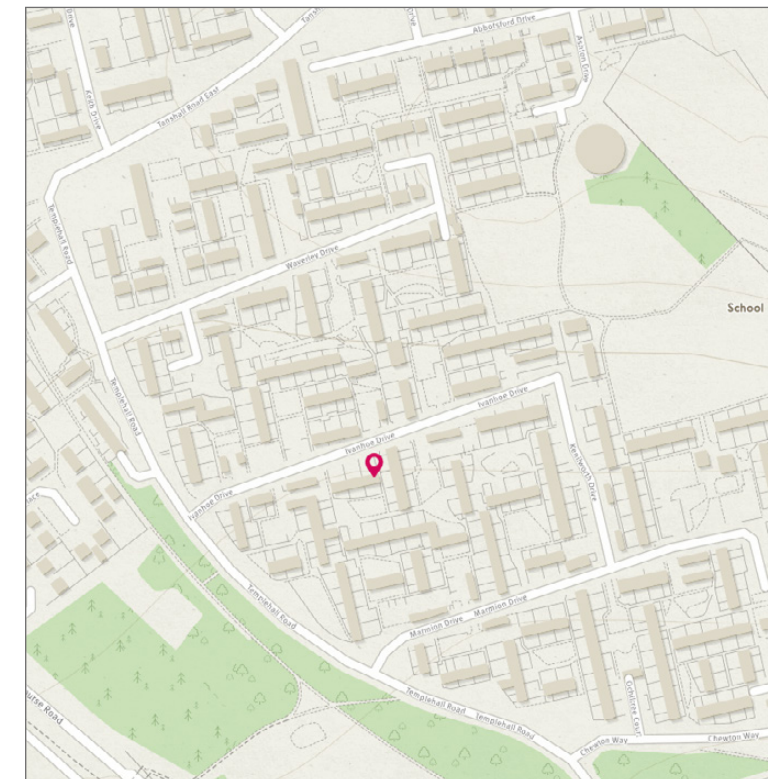


Approximate Dimensions
(Taken from the widest point)

Kitchen	3.15m (10'4") x 2.40m (7'10")
Lounge	6.50m (21'4") x 3.50m (11'6")
Bedroom 1	4.50m (14'9") x 2.85m (9'4")
Bedroom 2	3.45m (11'4") x 2.90m (9'6")
Bathroom	2.25m (7'5") x 1.70m (5'7")

Gross internal floor area (m²) - 72 m²

EPC Rating - C





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