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7 Loch Venachar Gardens

GLENROTHES, FIFE, KY6 2NP

7 LOCH VENACHAR GARDENS

Executive, detached and individualised four bedroom Villa, in a desirable Rimbleton location

Loch Venacher Gardens is situated in the ever popular Rimbleton area of the town of Glenrothes. Located approximately thirty miles (fourty eight 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. 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 service for the commuter to Edinburgh or Dundee.



THE PROPERTY



Bright and colourful, Number 7 is a superb family home that has been amended to create an individual property suited to modern family living. The dining room has been opened to the kitchen creating a popular family living/dining area. French doors link the dining room to the back gardens bringing a sense of space and natural light.

On the ground floor the accommodation comprises of an entrance hallway, lounge, inner hallway, kitchen/ family room/dining room, utility room and guest cloakroom with toilet.

On the First floor there is the landing, four bedrooms (master bedroom having en- suite shower room with WC) and family bathroom with WC.



LOUNGE/KITCHEN/DINING ROOM

In the master bedroom, French doors open on to a Juliette style balcony to the front of the home.

Externally, the gardens are mostly laid to lawn to the front and rear with designated areas for entertaining and relaxing with the addition of a deck to the top corner of the garden. The property further benefits from a garage.



BEDROOM ONE



BEDROOM TWO



PROPERTY SPECIFICATIONS

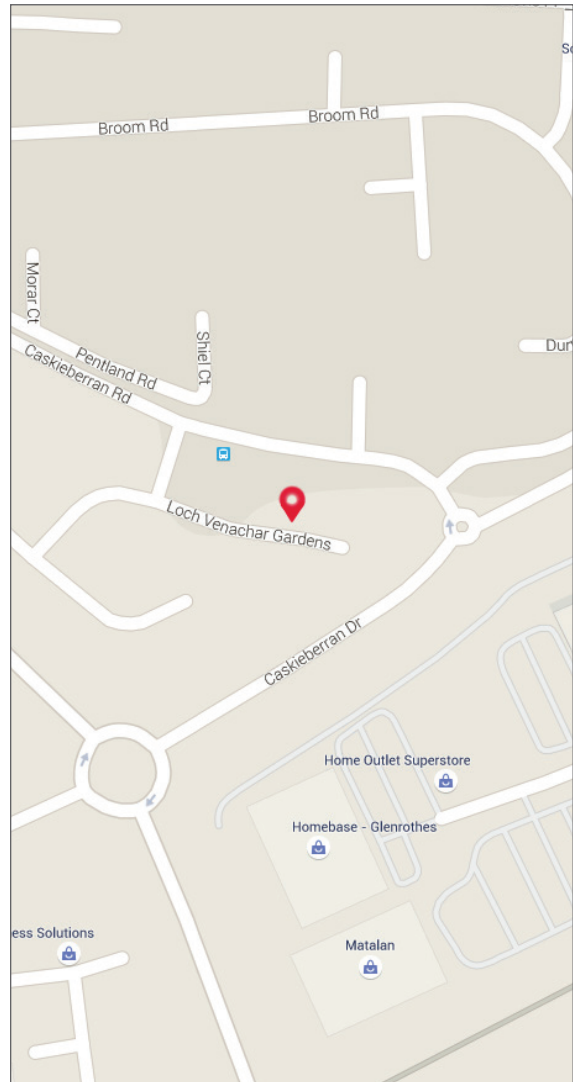
Approximate Dimensions
(Taken from the widest point)

Lounge	5.35m (17'7") x 3.30m (10'10")
Kitchen/Dining Room	6.95m (22'10") x 3.95m (13')
Bedroom 1	4.00m (13'1") x 3.13m (10'3")
Bedroom 2	4.10m (13'5") x 2.95m (9'8")
Bedroom 3	3.20m (10'6") x 2.75m (9')
Bedroom 4	3.61m (11'10") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 1.65m (5'5")
En-suite	2.10m (6'11") x 1.80m (5'11")
WC	1.80m (5'11") x 1.20m (3'11")
Utility	1.80m (5'11") x 1.10m (3'7")

Gross internal floor area (m²) - 121m²

EPC Rating - C

PROPERTY LOCATION



BEDROOM THREE

BEDROOM FOUR

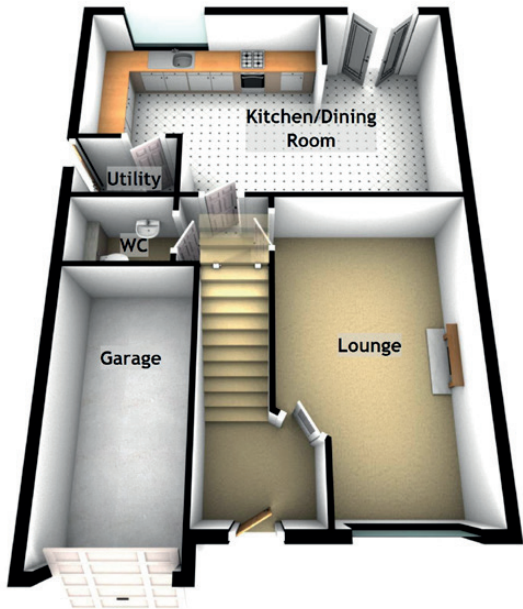


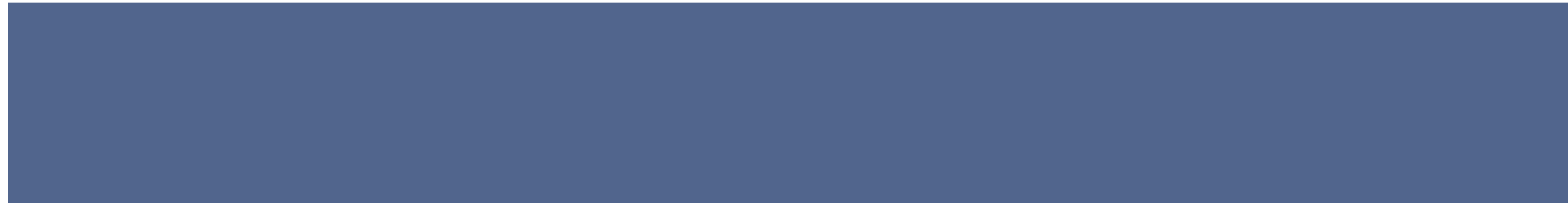
BEDROOM ONE EN-SUITE



BATHROOM

BEDROOMS & BATHROOMS






McEwan Fraser Legal
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Part
Exchange
Available



Text and description
JAYNE SMITH
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
BEN DAYKIN
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