




McEwan Fraser Legal
Solicitors & Estate Agents
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86 Inveraray Avenue
GLENROTHES, FIFE, KY7 4QP



86 Inveraray Avenue Glenrothes

Glenrothes is situated in the heart of Fife in East central Scotland. It is located approximately equidistant between the cities of Edinburgh (thirty two miles) and Dundee (twenty seven 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.

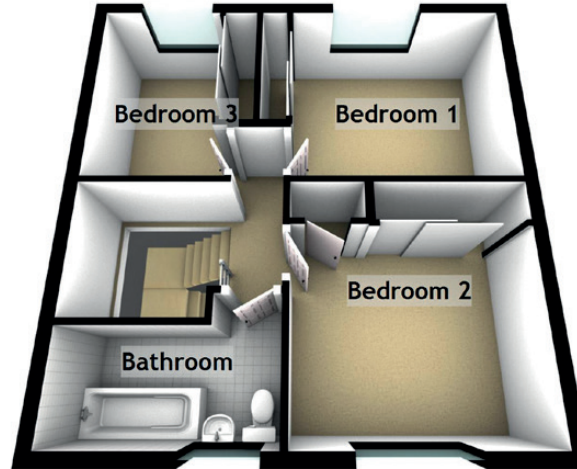
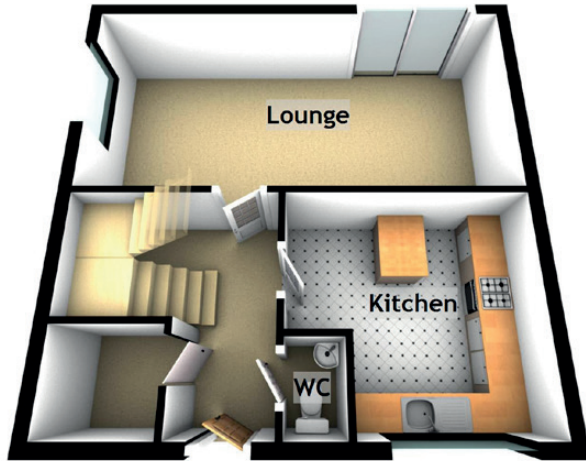
We are delighted to offer to the market this attractive three-bedroom villa set within the popular residential area of Glenrothes. The property would be an ideal purchase for a first time buyer or professional couple. The property offers good-sized accommodation and is presented to the market in walk-in condition.

Internally, the accommodation has an entrance hall with door opening into a bright and spacious lounge. A fully fitted kitchen, with a selection of wall and base units, integrated oven, hob, hood and a large storage cupboard. Access can be gained to the rear garden from this area. Upstairs, there is a good-sized landing area with storage cupboard and three bedrooms. The family bathroom suite is also accessed off the upper landing and comprises a fully tiled three-piece suite with shower over.

The property benefits from gas central heating and double-glazing. The outside space includes a well-tended front garden and low maintenance rear garden.



Specifications



Approximate Dimensions
(Taken from the widest point)

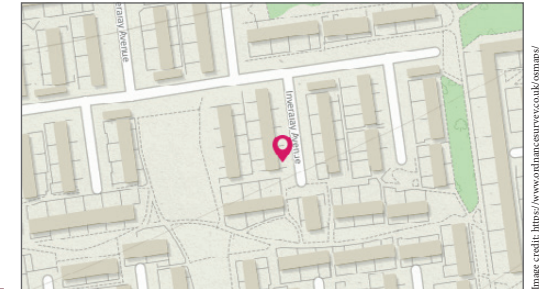
Lounge	6.60m (21'8") x 3.15m (10'4")
Kitchen	3.50m (11'6") x 3.30m (10'10")
Bedroom 1	3.88m (12'9") x 3.00m (9'10")
Bedroom 2	3.40m (11'2") x 2.95m (9'8")
Bedroom 3	3.20m (10'6") x 2.10m (6'11")
Bathroom	3.10m (10'2") x 1.80m (5'11")
WC	1.25m (4'1") x 0.80m (2'7")

Gross internal floor area (m²) - 85m²

EPC Rating - D

Extras
(Included in the sale)

Floor coverings, light fittings and blinds.



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Part
Exchange
Available



Text and description
JAY STEIN
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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