



## 9 Scott Road, Glenrothes, Fife, KY6 1AB

Light and Tastefully Presented, Three-Bedroom, Mid Terrace House

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# Property Description

Light and tastefully presented, three-bedroom, mid-terrace house, with gardens and a driveway. Located in the popular and established residential area of South Parks, in Glenrothes, Fife.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms and a family bathroom.

Highlights include a stylish fitted kitchen and bathroom, gas central heating, double glazing and well-proportioned rooms. In addition, there is contemporary flooring, modern decor and good storage provision, including a loft.

To the front is a mono-blocked driveway, whilst a generous, enclosed garden includes both wood and brick-built sheds, a lawn and patios.

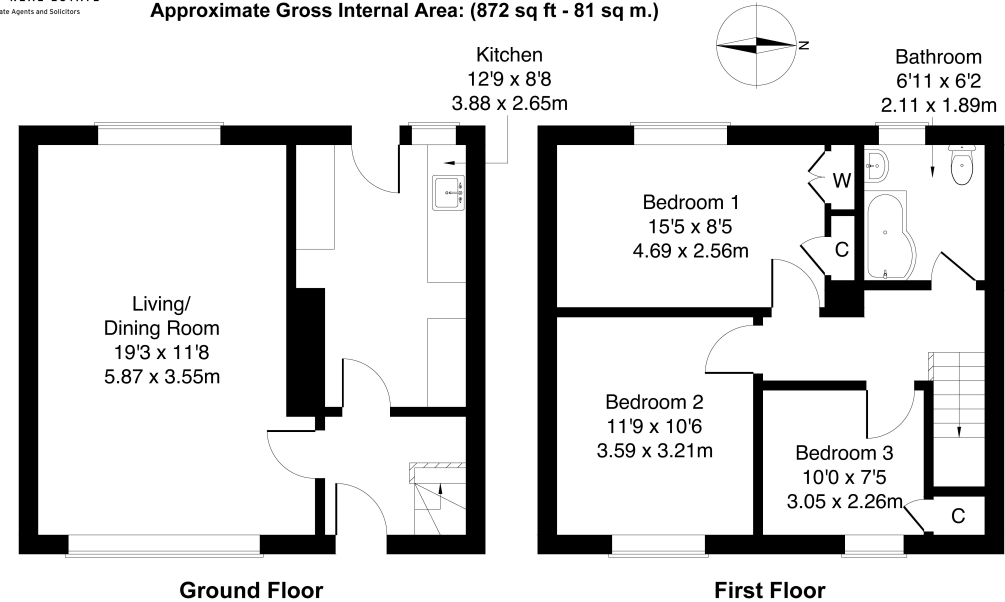
The welcoming entrance hall gives access to both reception rooms and the carpeted staircase and offers space for outerwear. A bright, dual-aspect public room offers space for both lounge and dining furniture and features stylish, wood-effect flooring and two pendant light fittings. With a door to the rear garden, the generous kitchen features modern fitted units, with wood-effect worktops and matching upstands, a sink with a drainer, a cooker unit with a gas hob and a fridge/freezer.

On the first floor, bedroom one overlooks the rear garden, with carpeted flooring, plain coving and two built-in stores. Two further bedrooms are set to the front, with carpeted flooring and pendant light fittings. A bathroom is fitted with a modern suite, including a mains shower over a P-shaped bath, contemporary splash panel walls, a ladder-style radiator and recessed spot lighting.



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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Glenrothes is Fife's third largest town, with a mixture of residential properties throughout. Retail opportunities include the Kingdom Shopping Centre, with a broad range of high-street names, with supermarkets including an ASDA, ALDI, Lidl and Marks & Spencer. The Michael Woods Centre provides extensive modern sport and leisure facilities, whilst Glenrothes boasts its very own 18-hole golf

course, cinema and theatre in the Rothes Halls. Both primary and secondary schooling are well provided for, with further education available at The Adam Smith College at the Stenton campus of Fife College. For the commuter, the A92 allows rapid access to Edinburgh and the central belt and there are railway stations at both Thornton and Markinch.





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