



## 266 Alexander Road, Glenrothes, Fife, KY7 4ED

Well Presented & Spacious, Flexible Four Bedroom, Semi Detached Home.

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# Property Description

Well-presented and spacious, flexible four-bedroom, semi-detached family home, with gardens and a driveway. Set on a generous plot, located in an established residential area of Glenrothes, Fife.

Comprises an; entrance hall, living room, kitchen, four flexible double bedrooms, and a shower room.

Features include a modern bathroom and fitted kitchen with appliances included, contemporary flooring, gas central heating and double glazing. In addition, there is excellent storage including wardrobes for each bedroom, a loft, and multiple TV points.

Externally there is a lawn to the front and a multi-vehicle driveway, whilst an enclosed rear garden includes a lawn and patio.

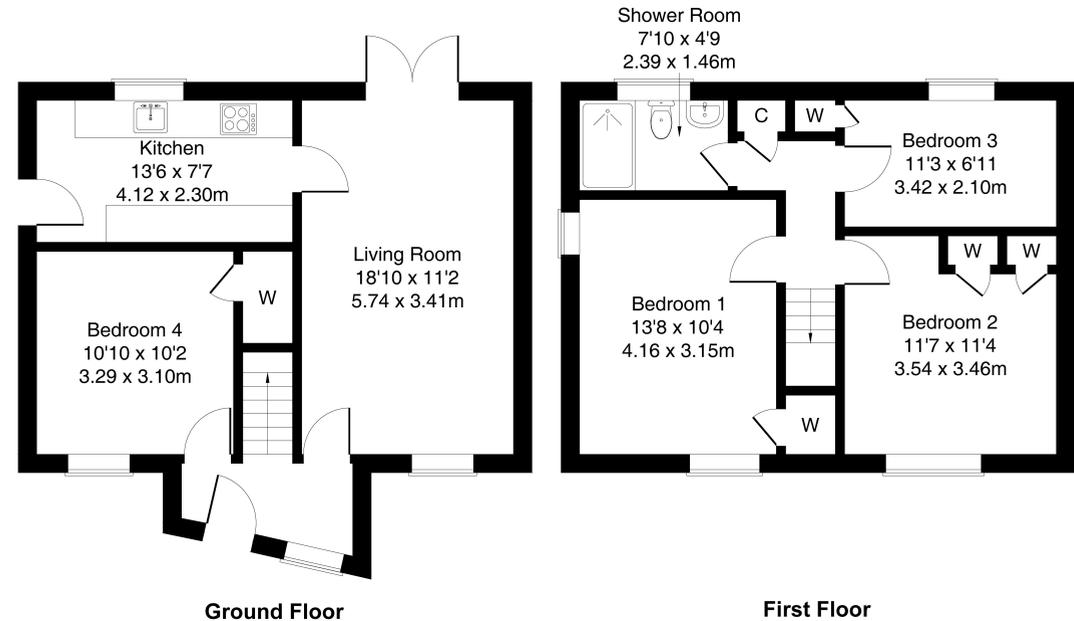
The entrance hallway features wood-effect flooring and gives access to the carpeted stairway, the living room and bedroom four. Set to the front a good-sized living room features French patio doors to the garden, a feature fireplace, wood-effect flooring and a central light fitting. Set adjacent,

the bright modern kitchen includes stone-effect worktops, a sink with drainer, tiled splashbacks, and an integrated oven and gas hob with a canopy above, fridge/freezer and a washing machine. completing downstairs, bedroom four features carpeted flooring, a built-in cupboard and a central light fixture.

Upstairs, two double bedrooms are complete with carpeted flooring, built-in cupboards and central light fixtures, whilst a similarly finished single bedroom is set aside. Completing the accommodation, the family shower room has a side aspect window and is fitted with a modern two-piece suite, including a mains shower with enclosure, panelled splash walls and flooring.

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Approximate Gross Internal Area: (990 sq ft - 92 sq m.)

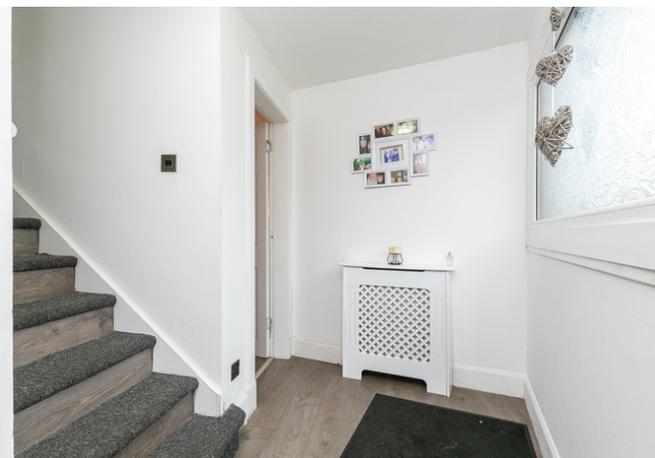


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# 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 Rothies 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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