

4 Brahan Park, Glenrothes, Fife, KY7 4QF



4 Brahan Park, Glenrothes, Fife, KY7 4QF

A three-bedroom family home in immaculate decorative condition and close to nursery and primary school

Glenrothes town centre 1.5m, Glenrothes with Thornton rail station 3m, Kirkcaldy 6m, Dunfermline 17m, St Andrews 22m, Perth 25m, Dundee 26m, Edinburgh 32m

A semi-detached, three bedroom family home in the popular Pitteuchar area of Glenrothes. Situated at the end of a quiet cul-de-sac, the house is across the road from Pitteuchar West Primary School & Nursery which are reached by a pedestrian underpass. The property's front and rear gardens are well fenced and would make a good play area for children. The house has just been redecorated.

Living room with flame effect electric fire
Kitchen / dining room
Family bathroom
3 Bedrooms
Single garage
Fenced front garden with lawn
Fenced rear garden with patio and lawn
Gas central heating
Double glazing



Offers over £170,000

Home Report value: £170,000

Council tax band D


mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers





The front garden, showing Pitteuchar West Primary School & Nursery across the road



The back garden has a patio area and lawn



Accommodation:

Ground Floor

Kitchen / dining room (N) 5.50 x 2.39m x 2.27 x 0.83m

Fitted floor and wall units, partly tiled walls, 4 ring gas hob, electric oven, sink, door to rear garden, patio and garage. Large under stair walk-in cupboard. Six month old washing machine included in sale.

Living room (S) 4.51 x 4.31m

Picture window 2.5 x 2m high with attractive outlook, 20 downlighters, flame effect electric fire

Entrance hallway 3.69 x 1.76 max

Partly glazed storm door with glazed side panels, staircase to first floor, doors to coat cupboard, bathroom, bedroom and living room

Family bathroom (S) 1.91 x 1.58m

Bath with plumbed shower over, basin, WC, partly tiled walls, tiled floor, frosted glass window to front garden

Cloak cupboard 0.71 x 0.71m

Coat hooks and power meters

Bedroom 3 / study (N) 3.19 x 2.53m

Views to patio and rear garden, walk-in built-in cupboard

First Floor

Landing 1.89 x 1.79m

Partly shelved cupboard, boiler

Bedroom 2 (W) 3.96 x 3.48m

Lovely views to the west catching the afternoon and evening sun, views over the garden and garage to the street. Built-in cupboards

Bedroom 1 (S) 4.94 x 2.56m

Built-in cupboards

Outside

Fenced front lawn, fenced rear garden with patio, lawn and path leading to garage, Monoblock driveway leading to single garage with partly glazed up and over door and a side door.





Kitchen



Kitchen



Living room



Living room



Entrance hallway



Entrance hallway



Family bathroom



Bedroom 3



Bedroom 2



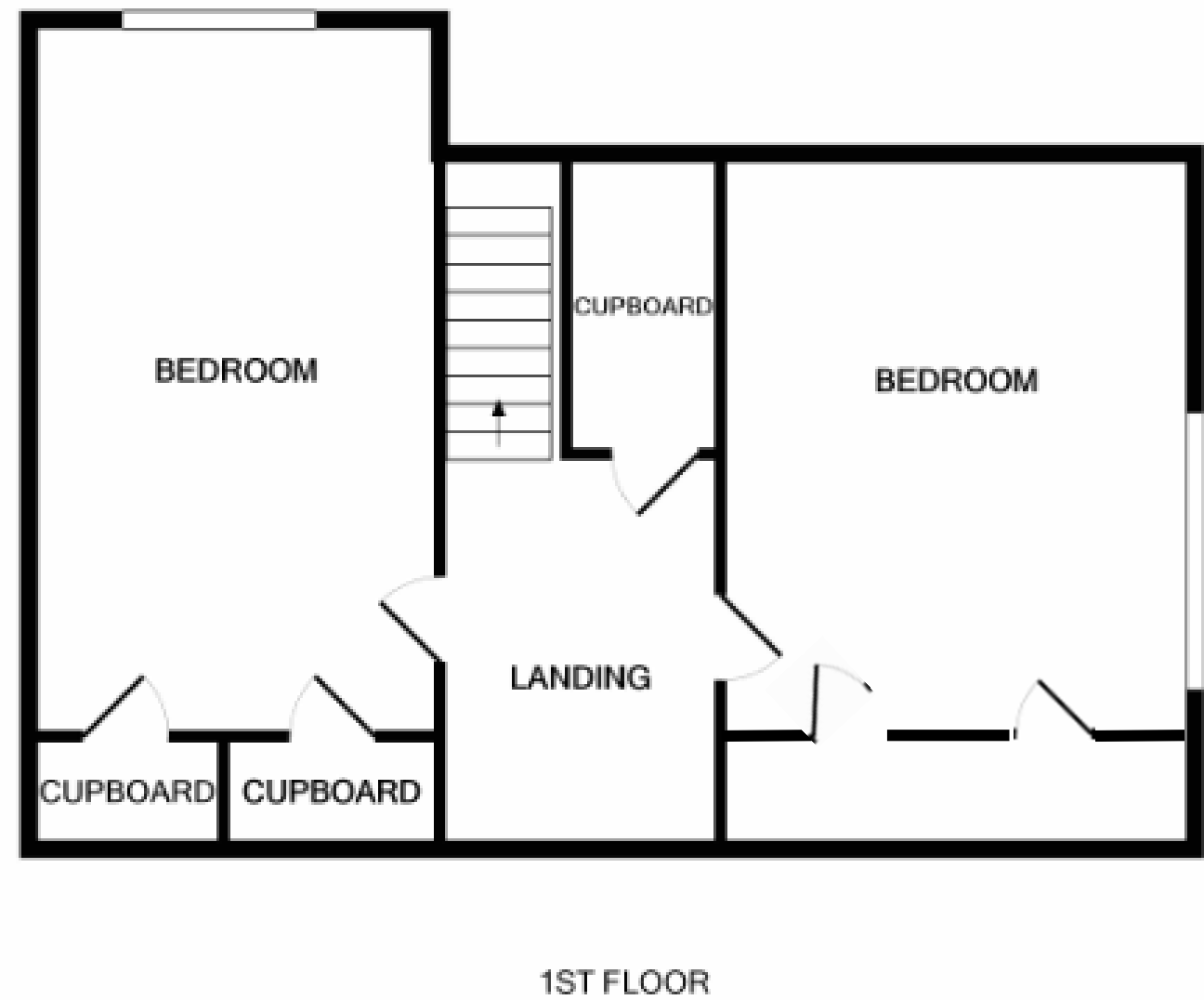
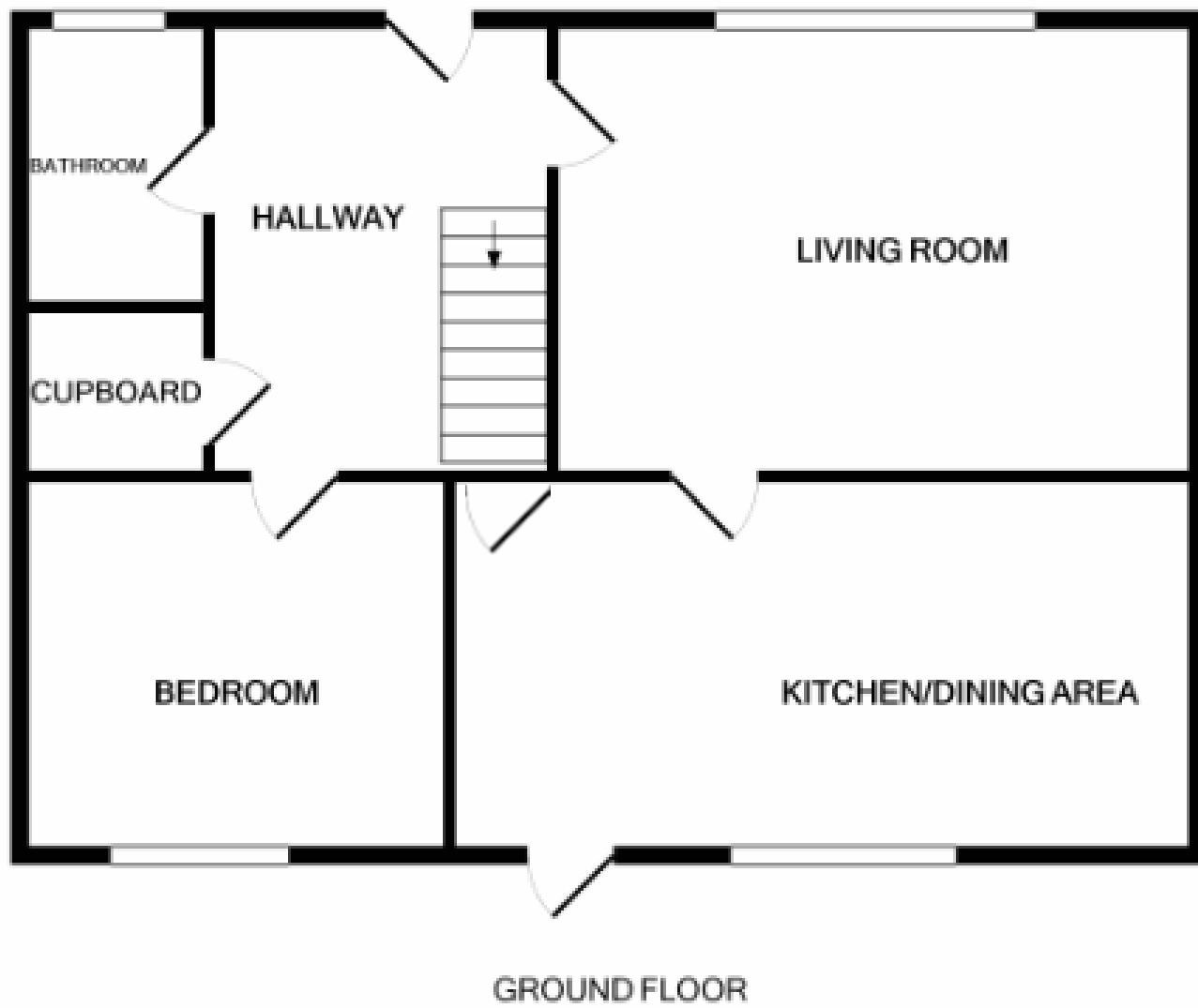
Bedroom 1



Front garden



Front garden





View from bedroom 2



Warout Stadium is a few minutes' walk



There are walking trails nearby



Recreation grounds nearby

Glenrothes was established post-war as a new town and was developed in the 1950s and 1960s. As such it has lots of green open spaces and excellent public amenities. There are a theatre, cinema, golf courses, sports centres, shopping, libraries and a Fife College campus. The town is well served by primary schools and has three high schools. Riverside Park (1.5 miles) has woodland walks and gardens. Warout Stadium, home to Glenrothes FC and with a social club, is a short walk away.

Lomond Hills Regional Park is six miles away. East and West Lomond hills are Fife's most recognisable landmark and offer 25 square miles of moorland, farmland and lochs. There is excellent walking to be had there. The conservation village of Falkland (7 miles) has Falkland Palace to explore and lots of walking and running trails in Falkland Estate.

Lochore Meadows Country Park (10 miles) has walking and biking rails, adventure playground, loch with watersports, visitor centre, golf course and a café.

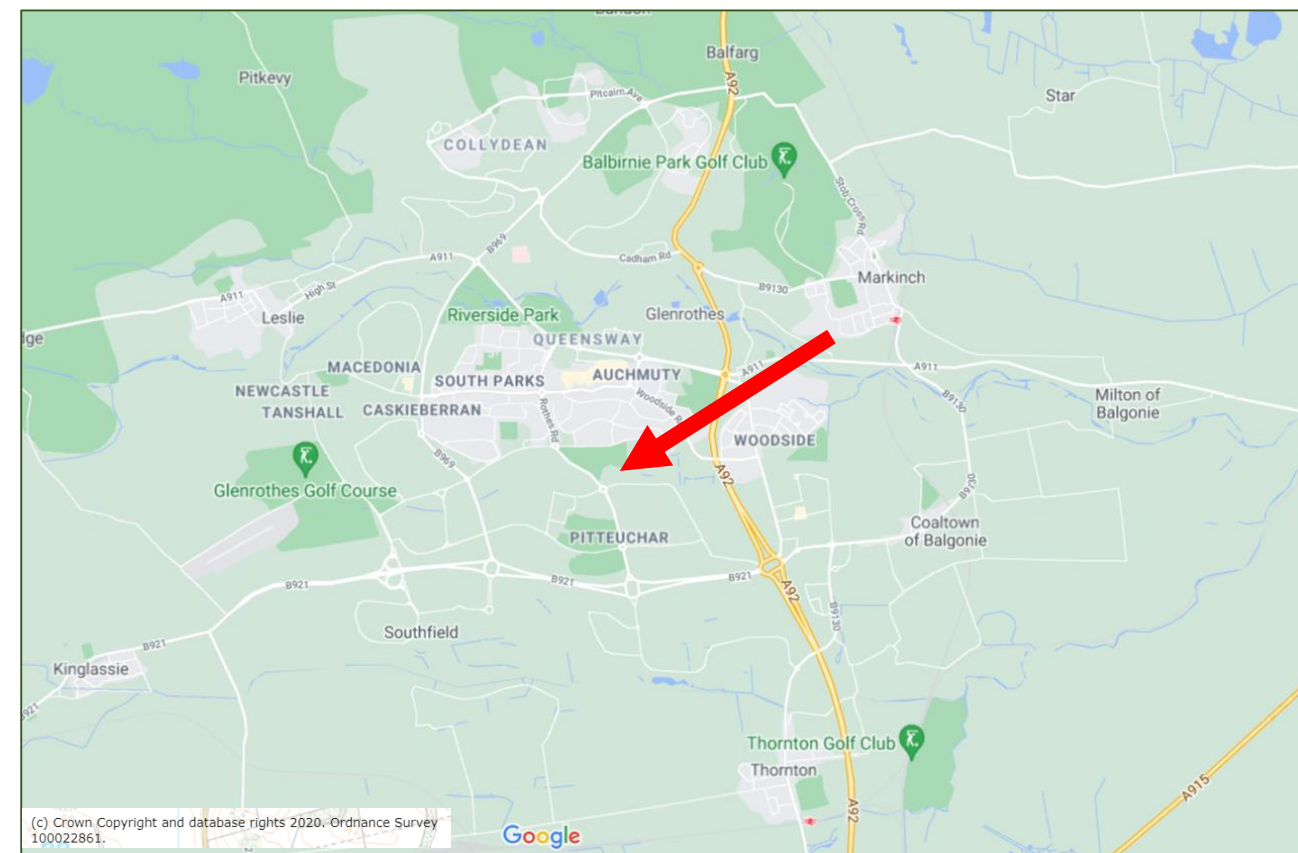
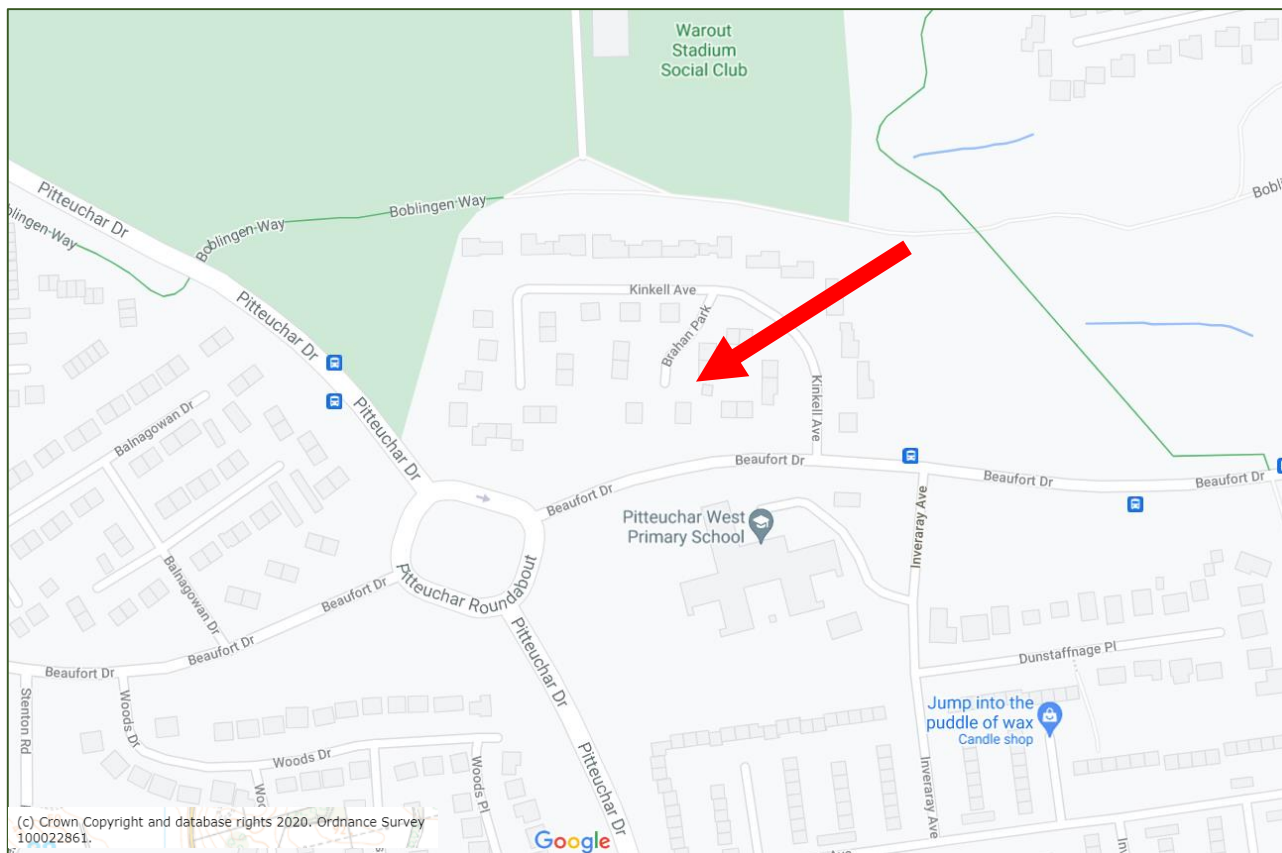
Glenrothes is served by two railway stations – at Glenrothes with Thornton and at Markinch – which are on the Fife Circle and offer easy commuting to Edinburgh, Dundee and Perth.

Glenrothes is the base for Fife Council's headquarters and also boasts many business and manufacturing facilities, especially in the field of electronics.



Above: There are lots of green spaces and trails nearby.
Below: Pitteuchar West Primary School is nearby.





Directions

From Kirkcaldy and the West: From junction 3 of the M90 at Halbeath take the A92 east and then north towards Glenrothes. As you reach Glenrothes, at the first interchange (Bankhead) take the first exit onto the B921. At the first roundabout take the third exit into Pitteuchar Drive. Go straight ahead through the next roundabout and at the next roundabout take the third exit into Beaufort Drive. Take the first left into Kinkell Avenue and the first left into Brahan Park and number 4 is at the end of this cul de sac. The brown wooden gate to number 4 is to the right of the property's single garage.

From Kinross, Scotlandwell, Leslie: Take the A911 from Milnathort and follow the road through Kinnesswood. In Scotlandwell turn right,

continuing on the A911, and go through Leslie. After going through Leslie continue on the A911 going straight through the next roundabout. At the next roundabout turn right onto Rothes Road. Go straight through the next three roundabouts onto Pitteuchar Drive. At Pitteuchar Roundabout turn left into Beaufort Drive, take first left into Kinkell Avenue and first left into Brahan Park and the house is at the end of this cul-de-sac.

From Dundee: Take the A92 to Glenrothes. As you reach Glenrothes turn right onto Queensway (Auchmuty High School is at this roundabout). Take first left at Queensway Roundabout and go straight throughout the next roundabout. At the next roundabout take the second exit into Church Street, go straight through a roundabout and at the next roundabout take the first exit into Rothes Road. Follow directions as above.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

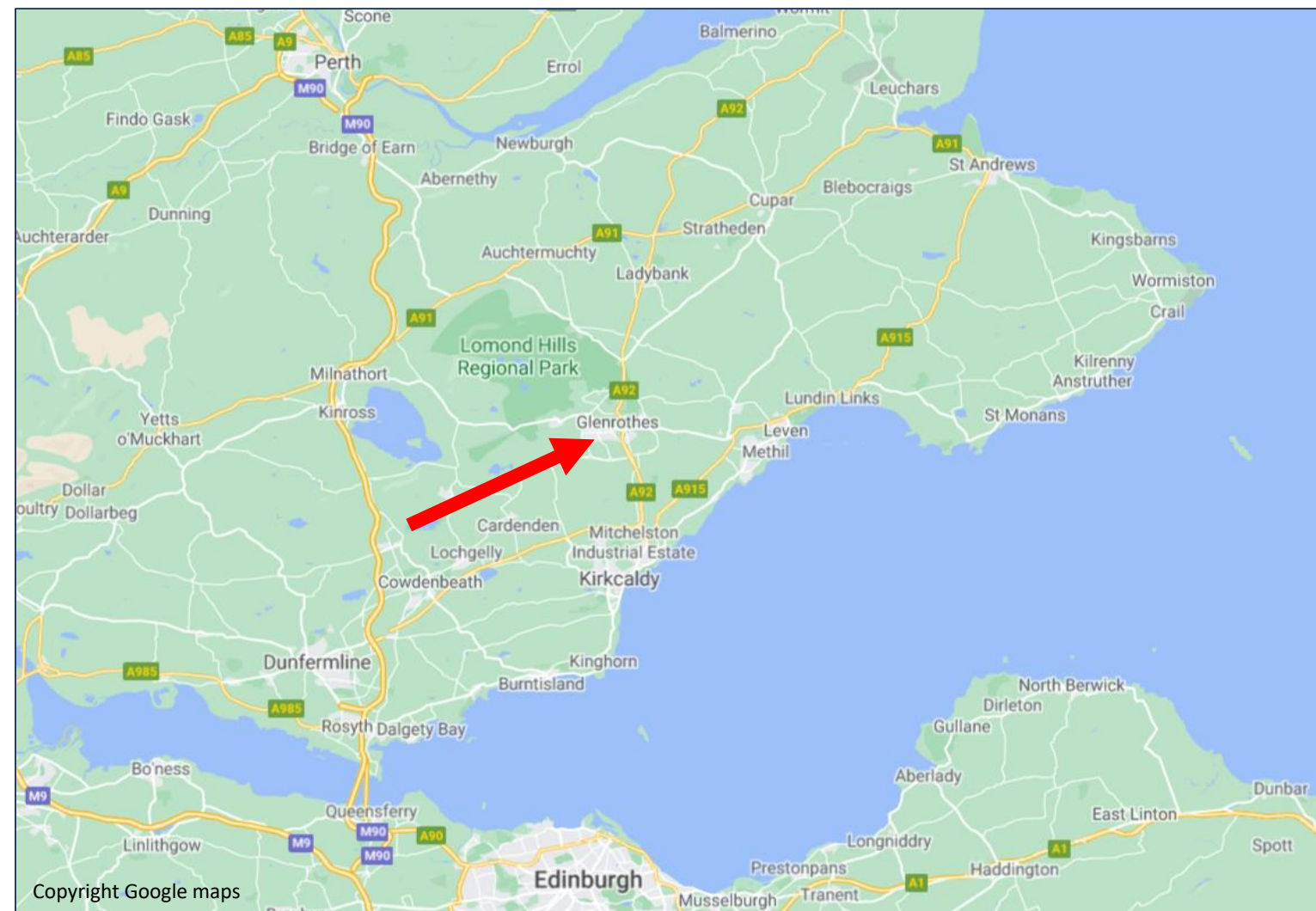
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk