

# 90 Woodside Road

GLENROTHES, FIFE, KY7 4DS



*Ground floor two double bedroom flat, ideal investment opportunity or first-time purchase*



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THIS IMAGE HAS BEEN VIRTUALLY STAGED



McEwan Fraser Legal is delighted to present this well-maintained ground-floor two-bedroom flat, an ideal opportunity for first-time buyers or investors alike. With its modern updates and spacious layout, the property offers a comfortable living environment and great potential as an investment, with an estimated rental income of approximately £600 per month.

# THE LIVING ROOM & KITCHEN



The flat has been tastefully modernized in parts by the current owners, ensuring a welcoming and contemporary feel throughout. Upon entering, you'll find ample storage options with various cupboards thoughtfully placed throughout the property. The living room is bright and spacious, offering an ideal space for entertaining or unwinding. The kitchen has been upgraded to a modern standard and includes a range of units, appliance space, and a seating area, perfect for casual dining.



The two double bedrooms provide generous space for relaxation and storage. The property also features a three-piece bathroom suite, designed with practicality in mind.

Additional benefits include gas-fired central heating, with the boiler having been recently replaced, ensuring warmth and energy efficiency.

## THE BATHROOM





# THE BEDROOMS





Parking is available on the road nearby, and the property enjoys access to a communal garden area.

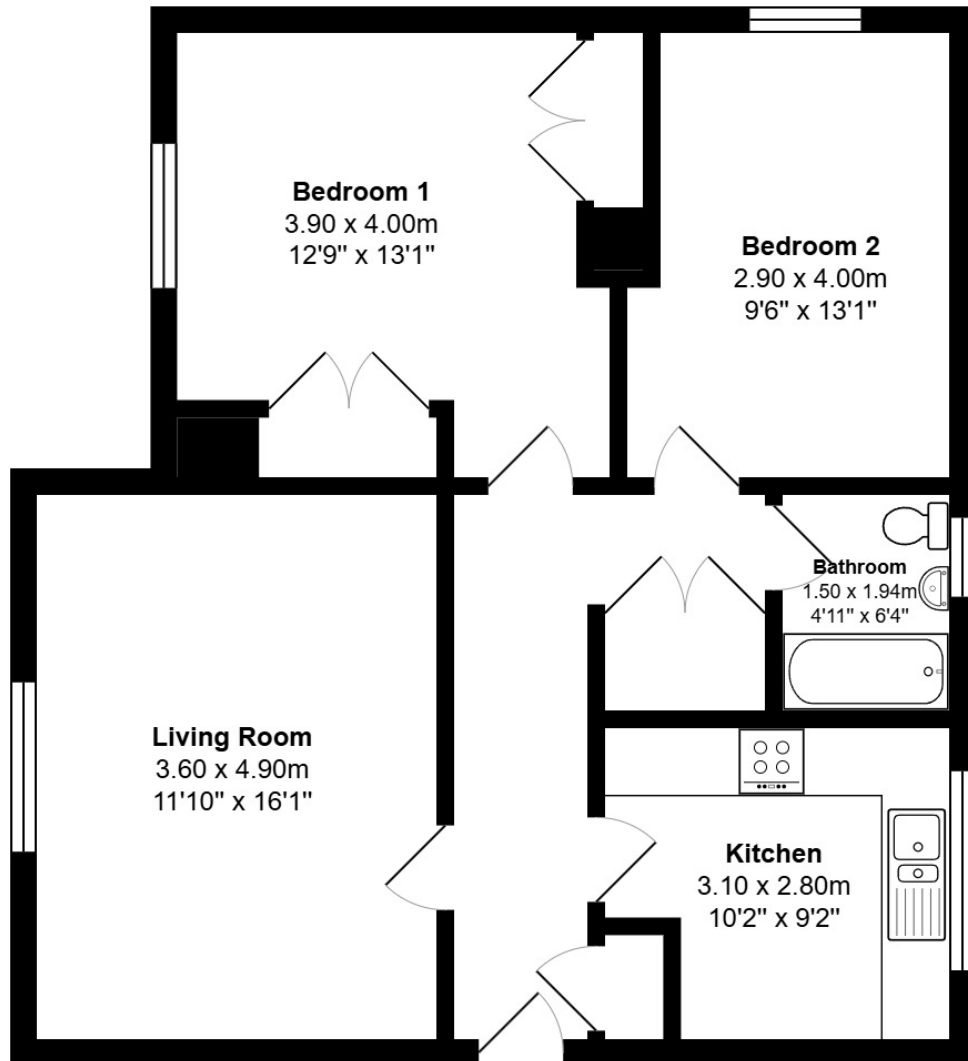
An internal inspection is highly recommended to appreciate the full potential of this property and to avoid disappointment. Whether you're looking for your first home or a solid investment opportunity, this flat offers a fantastic chance to secure a versatile and attractive property.

# EXTERNALS



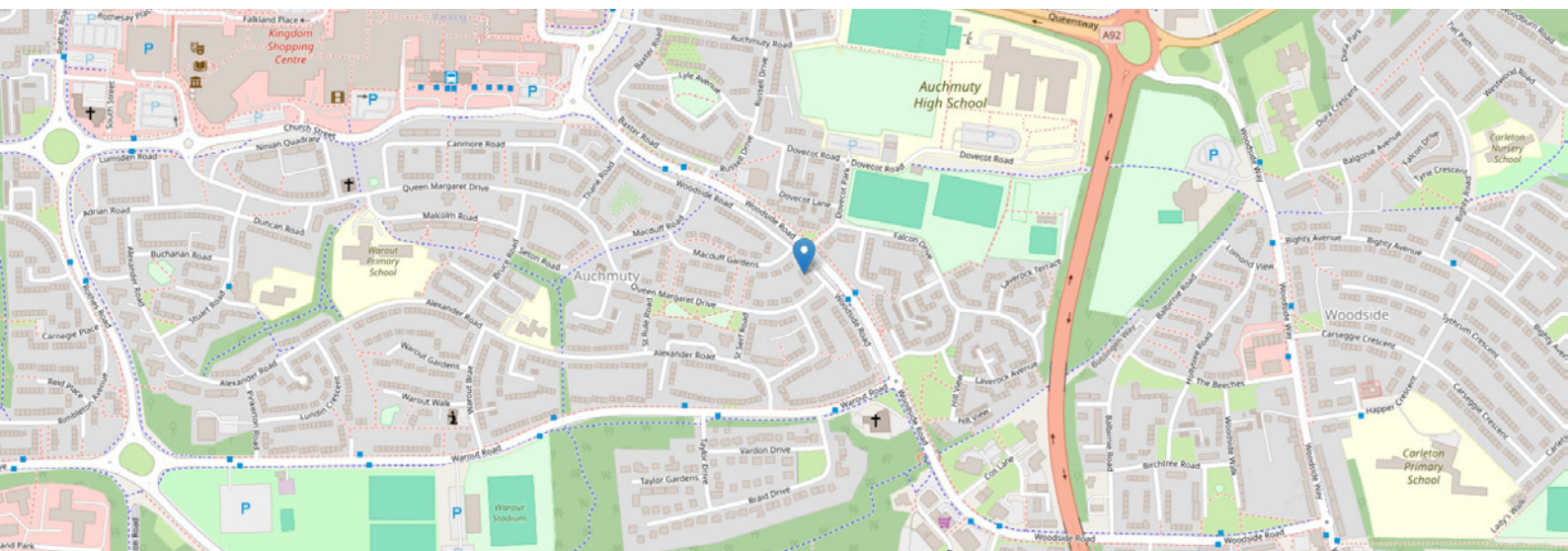


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Glenrothes is situated in the heart of Fife in East Central Scotland. It is located approximately equidistant between the cities of Edinburgh (32 miles) and Dundee (27 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 1980s and '90s 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 levels with the new Auchmuty High School being the popular choice.



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