

# 10 Drumain Crescent

GLENROTHES, FIFE, KY7 5BY



*WONDERFUL FOUR BEDROOM HOME  
IN A POPULAR NEW DEVELOPMENT*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







We are pleased to present to the market this exceptional four-bedroom detached villa, situated in a highly sought-after location. Newly decorated and ready for immediate occupancy, this property represents an outstanding opportunity, combining excellent commuting links with proximity to local amenities.

The property has been thoughtfully designed to maximise both privacy and natural light, resulting in a contemporary and welcoming atmosphere.

The accommodation comprises a welcoming entrance hallway leading to a spacious lounge, which benefits from abundant natural light through a large front window and overlooks the rear garden.





The modern, high-specification kitchen features a comprehensive range of floor and wall-mounted units, a gas hob, an electric oven, and ample work surfaces. Positioned at the front of the property, the versatile dining room provides an elegant space for entertaining and family meals and could alternatively serve as a fifth bedroom or home office. A guest cloakroom and a utility room complete the ground-floor layout.





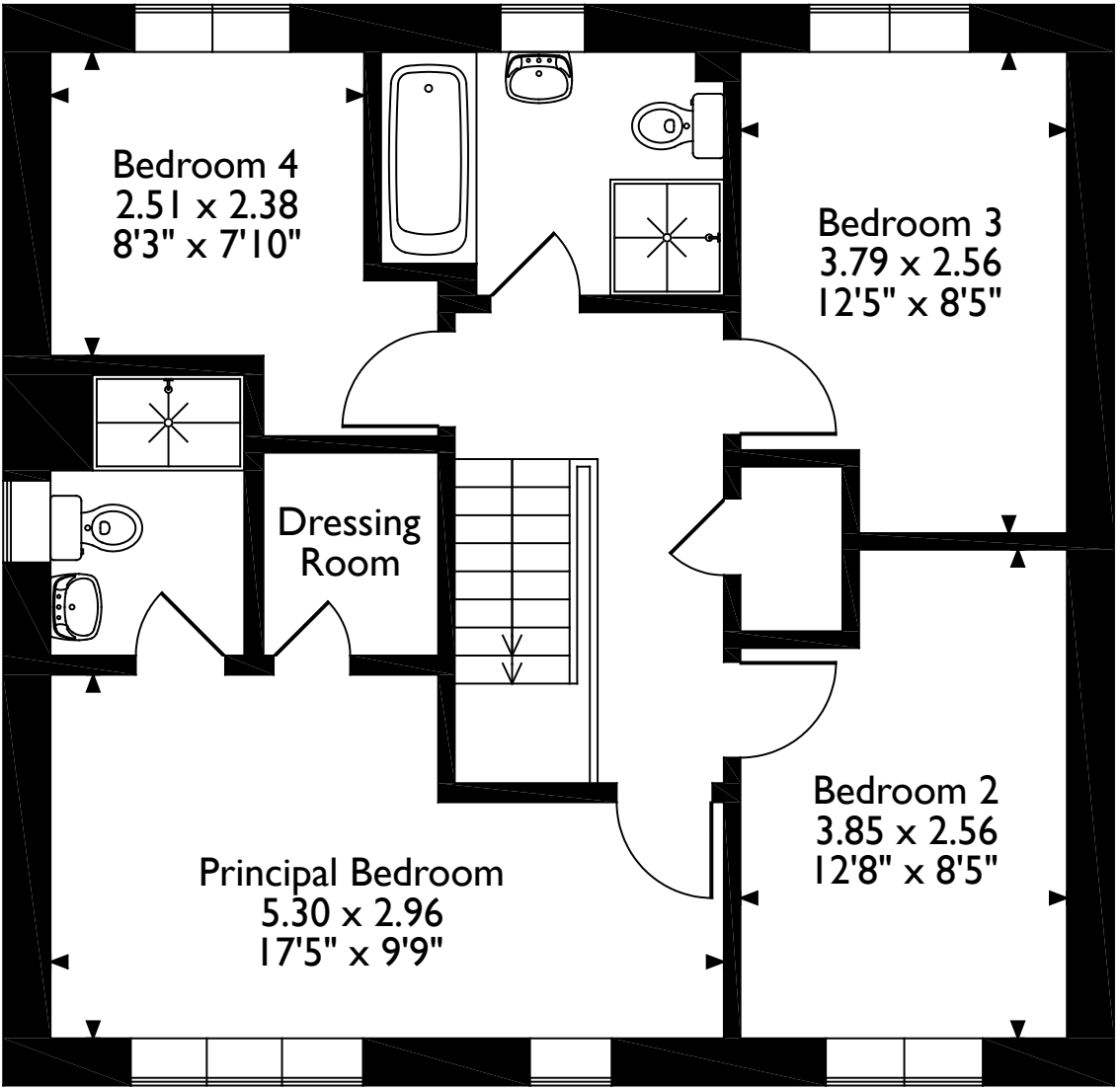
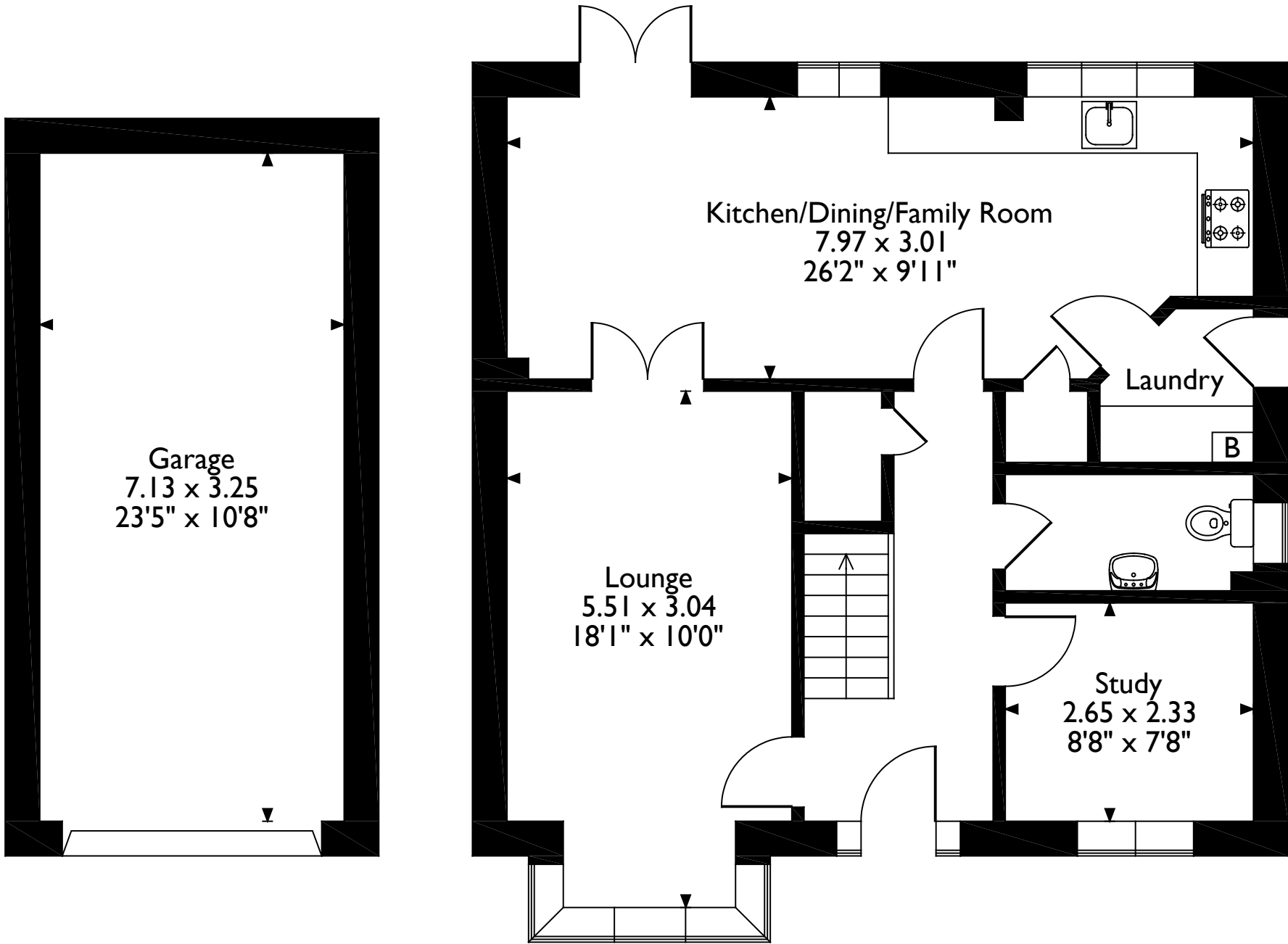




The first floor accommodates four well-proportioned bedrooms, including a master suite with an en-suite shower room and dressing room. A generously sized family bathroom, fitted with a white four-piece suite and a separate shower unit, is also located on this level. The property benefits from gas central heating and double glazing throughout.







Gross internal floor area (m<sup>2</sup>): 127m<sup>2</sup>  
EPC Rating: B





Externally, the enclosed rear garden is landscaped and fully fenced, offering a secure space for outdoor recreation, children, and pets. To the front, there is parking for multiple vehicles, complemented by a single garage.





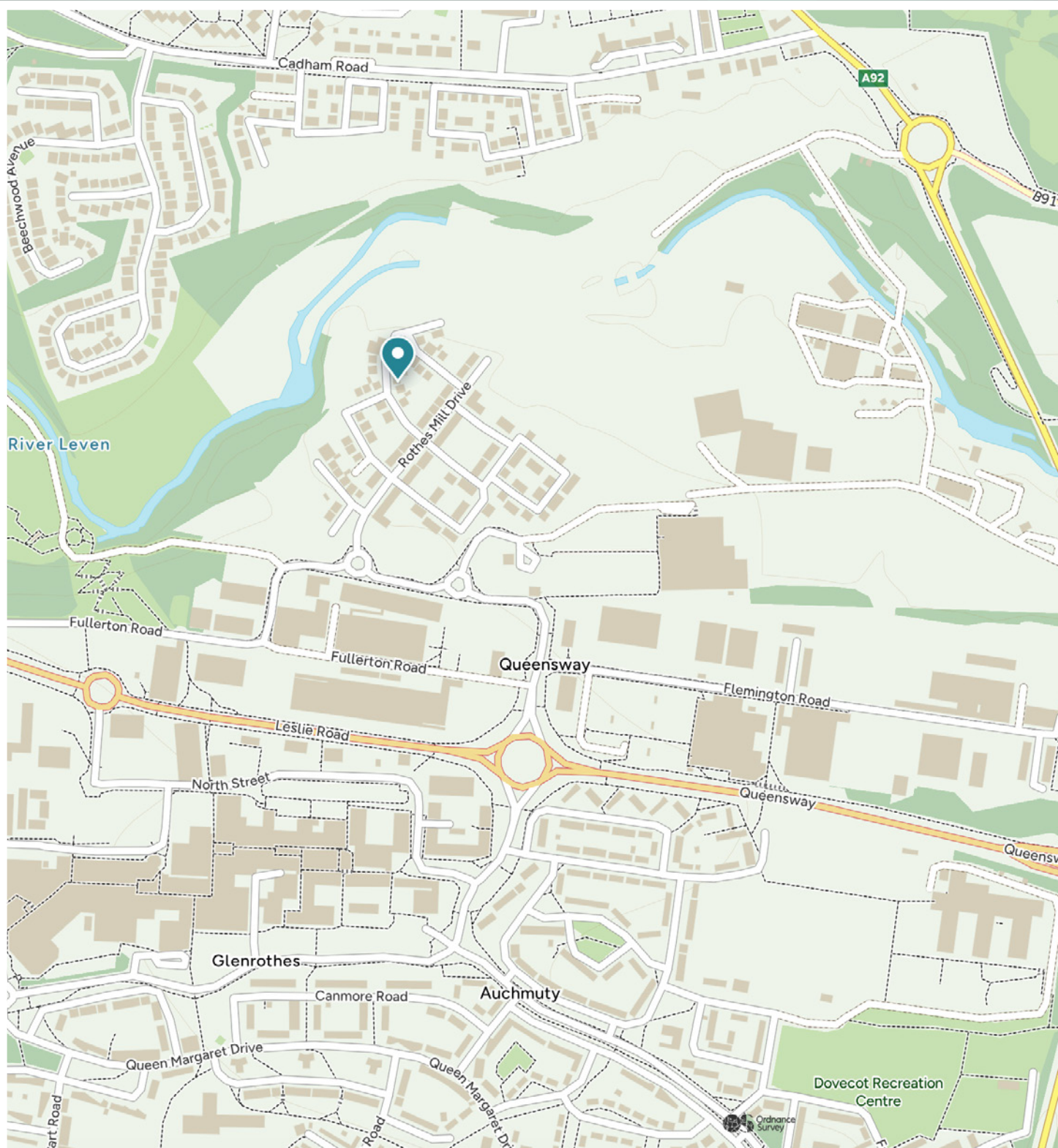
Strategically located in the heart of Fife, East Central Scotland, Glenrothes is roughly equidistant from Edinburgh and Dundee. It serves as the region's administrative capital, housing Fife Council and Police Scotland.

Historically a major centre within Scotland's "Silicon Glen," it attracted significant electronics firms. The town is notable for its indoor town centre, anchored by the Kingdom Shopping Centre.

Recreational facilities include the Michael Woods Sports & Leisure Centre, Balgeddie Fountain Spa and Hotel, and the Civic Centre theatre. The town is well-connected via bus services and Markinch rail station, with direct links to major cities.

Education is served by several primary and secondary schools, including the prominent Auchmuty High School. This combination of location, infrastructure, and community facilities makes Glenrothes a significant centre within Fife.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**JAY STEIN**  
Area Sales Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing from their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.