

23 Linton Court

MACEDONIA, GLENROTHES, KY6 1JF



*EXCELLENT FOUR BEDROOM HOUSE
IN POPULAR LOCATION*



01592 800 695



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



23 Linton Court is a beautifully presented four-bedroom end-terrace property in Glenrothes, located in a prime spot close to all local amenities.

Enter through the main front door into an inner hallway, where you'll find a convenient WC. This opens up to a spacious dining area with an open-plan kitchen, offering an abundance of floor and wall units. The lounge, located to the rear, features patio doors that lead out to fully enclosed rear gardens, ideal for families and pets, with privacy from the surrounding wall. On this level, you'll also find a fourth bedroom.

The Property





Bedroom 4





Upstairs, the three remaining large double bedrooms offer ample space for furniture and built-in wardrobes. A fully tiled three-piece family bathroom completes the upper floor.





Bedroom 2

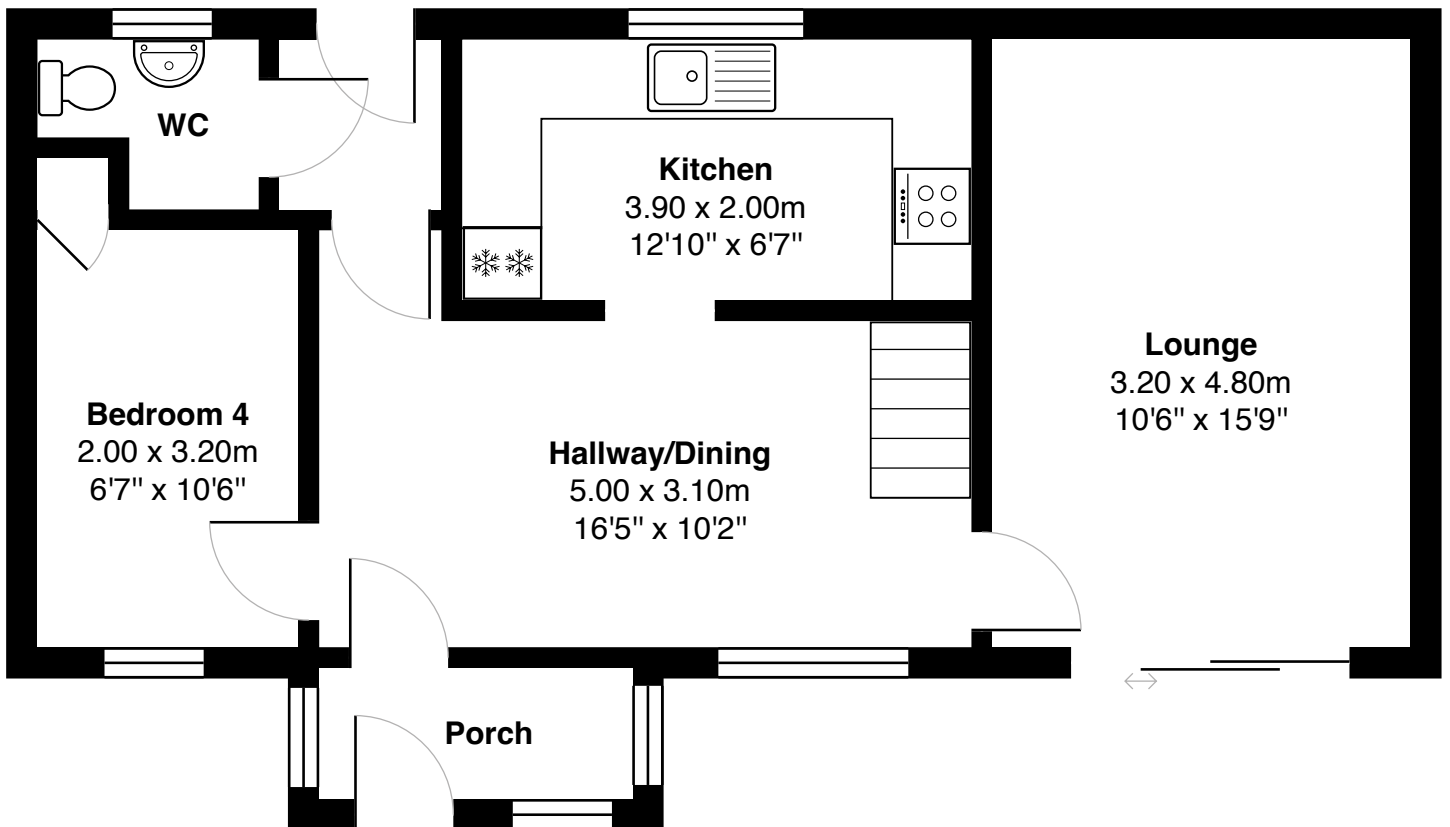
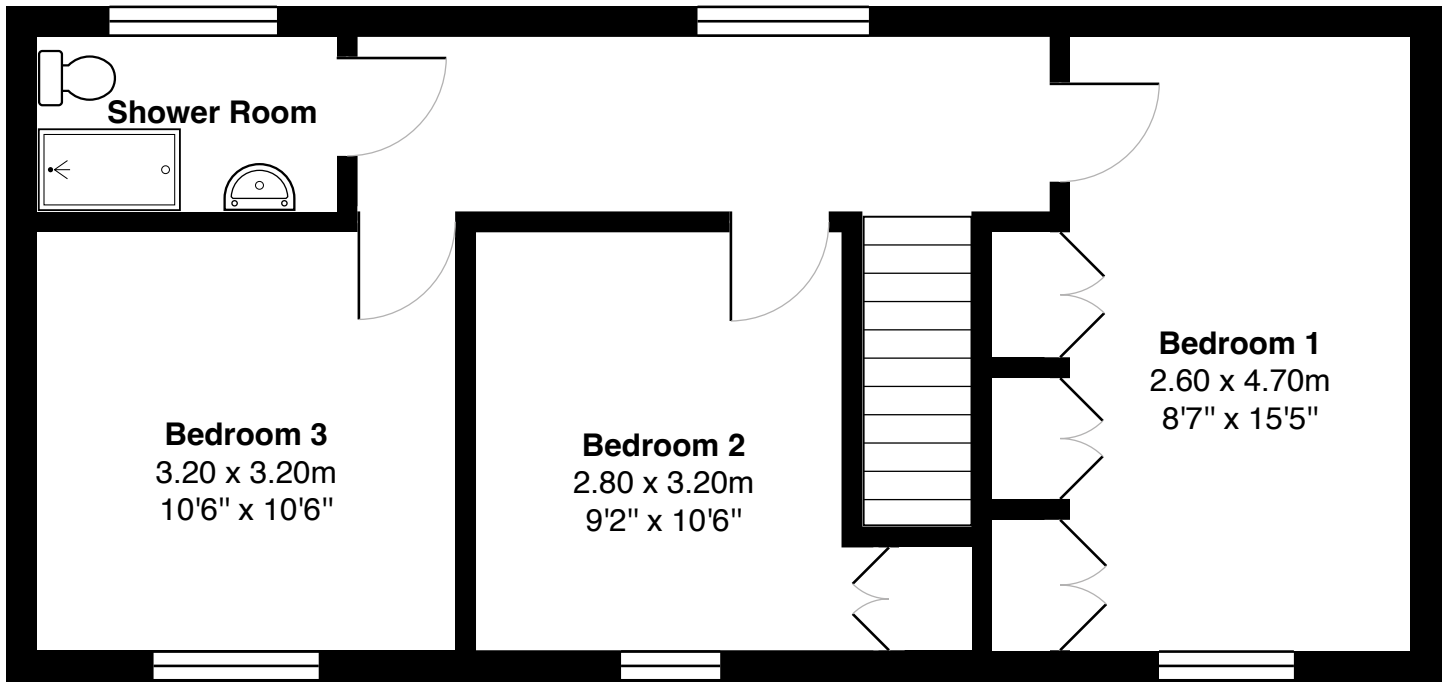




Bedroom 3







Gross internal floor area (m²): 102m²

EPC Rating: D



Additionally, a handy double garage is situated to the rear with private access via the garden. This is a must-see home to fully appreciate all it offers!



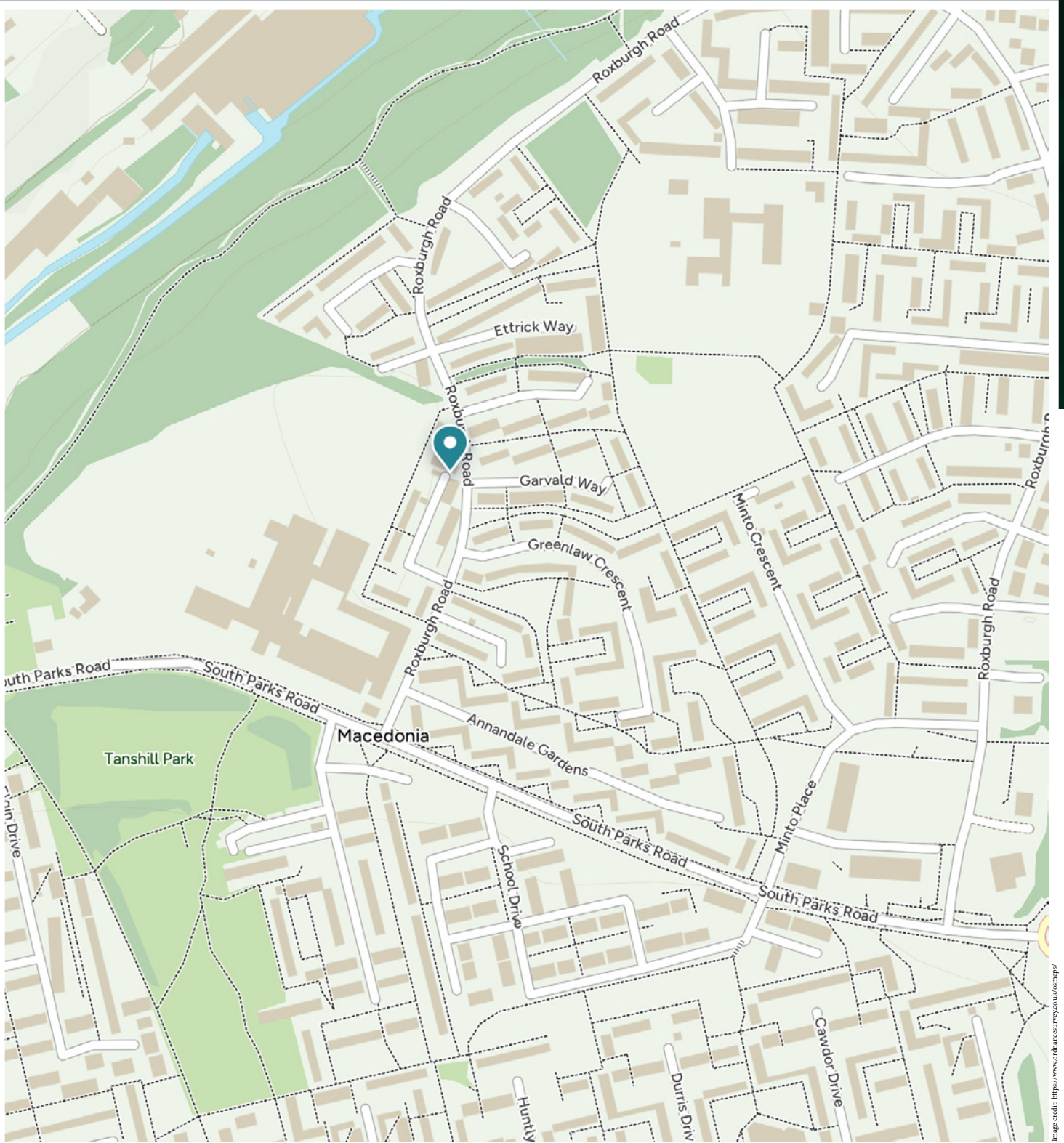




Glenrothes is situated in the heart of Fife in East Central Scotland. It is located approximately equidistant between the cities of Edinburgh (32 miles) and Dundee (27 miles). Glenrothes is the administrative capital of Fife containing both the Fife Council and Fife Constabulary headquarters. It established itself as a major industrial centre in Scotland's silicon glen during the 1980's and 90's 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 level with the newly Auchmuty High School being the popular choice.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



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 via 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.