

# 10 Drumain Crescent

GLENROTHES, FIFE, KY7 5BY



*WONDERFUL FOUR BEDROOM HOME  
IN A POPULAR NEW DEVELOPMENT*



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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.



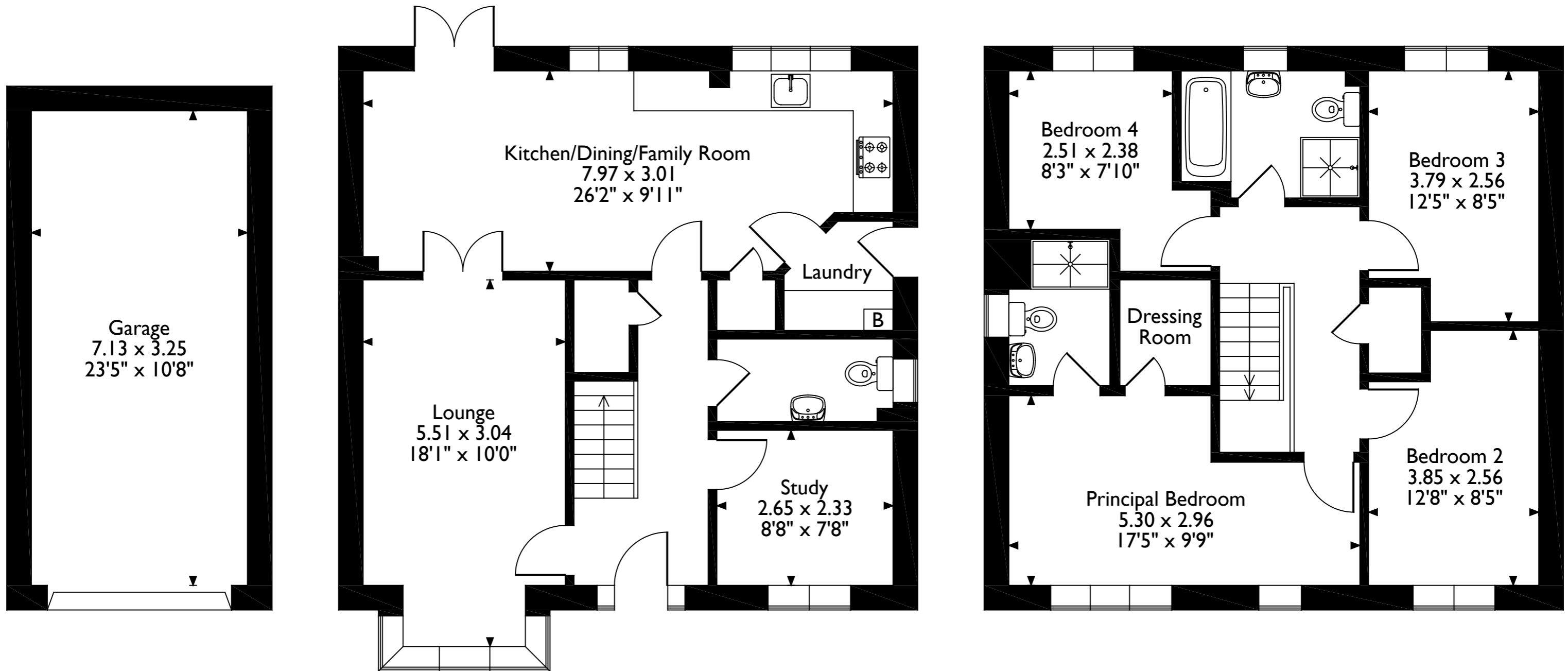
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The first floor accommodates four well-proportioned bedrooms, including a master suite with an en-suite shower room and dressing room. A generously sized family bathroom, fitted with a white four-piece suite and a separate shower unit, is also located 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.



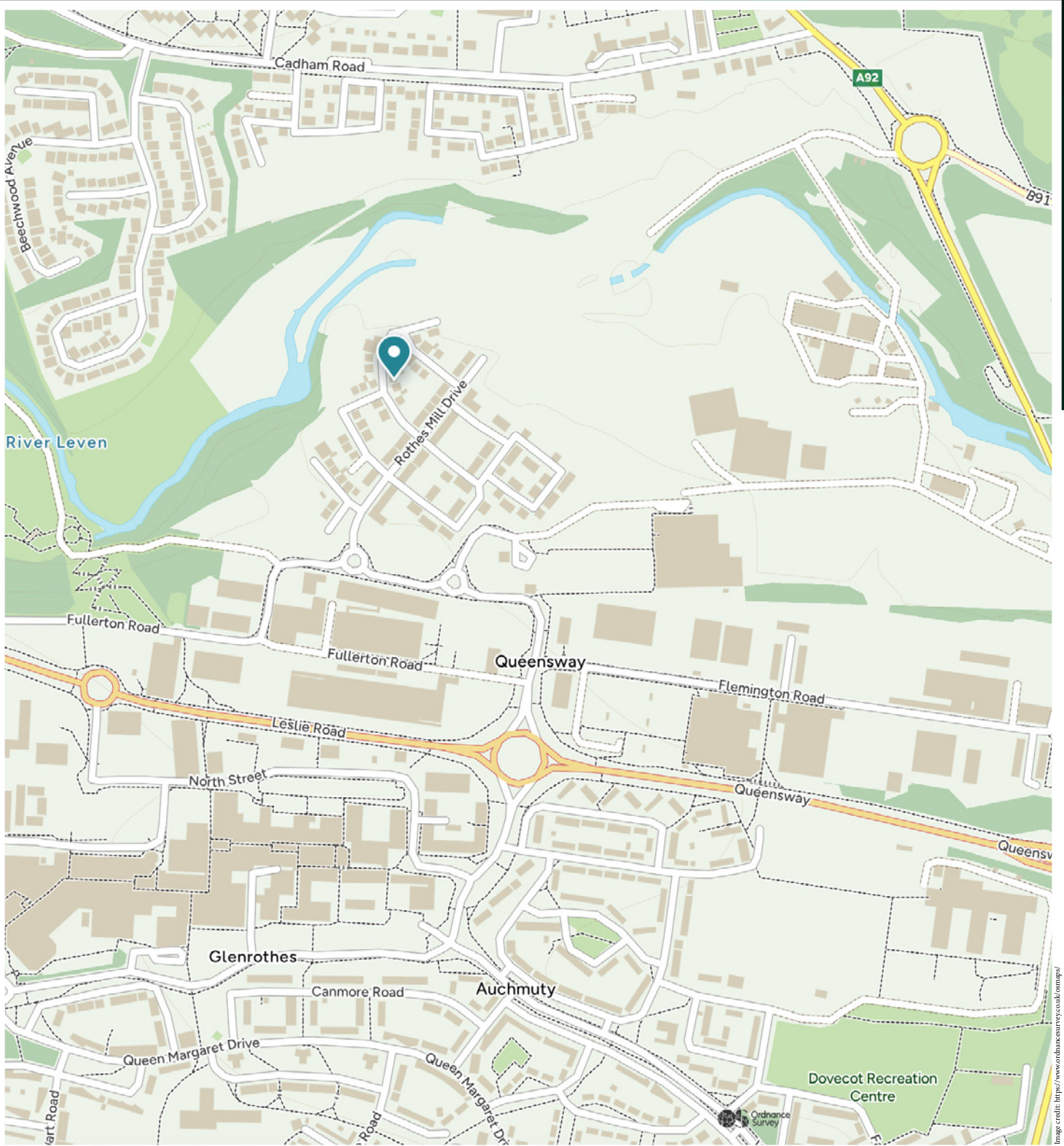
Strategically located in the heart of Fife, East Central Scotland, Glenrothes is roughly equidistant from Edinburgh and Dundee. It serves as the region's administrative capital, housing Fife Council and Police Scotland.

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.





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