



Morgans

PROPERTY

100 The Henge, Glenrothes, KY7 6XX

Offers Over £195,000





Spacious three-bedroom family home



Ground floor WC



Bright living room and separate dining room



Family shower room on the upper level



Kitchen with access to conservatory



Good storage throughout



EPC Rating -



Council Tax Band -

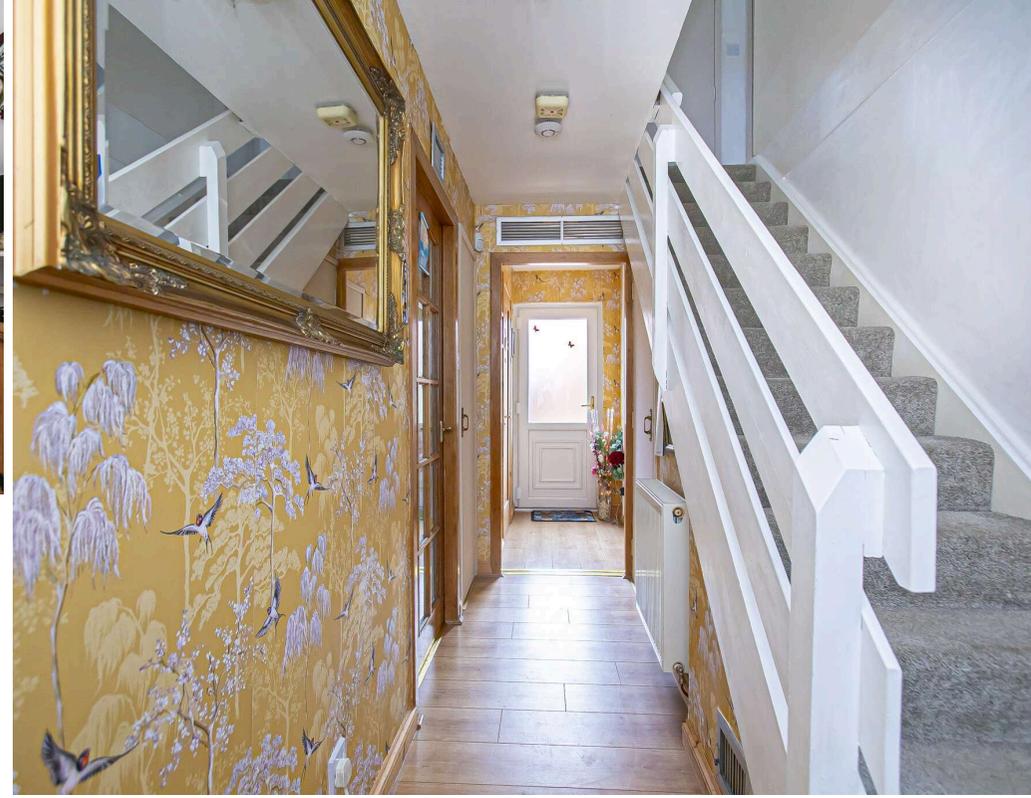




## Welcome

This spacious and well-appointed family home offers generous accommodation over two levels, perfectly suited to modern family living. The ground floor features a comfortable living room, a separate dining room ideal for entertaining, and a well-equipped kitchen with access to a conservatory providing additional living space and a pleasant outlook to the rear. A convenient WC and useful storage are also located on this level. Upstairs, the property offers three well-proportioned bedrooms, all accessed from the landing, together with a family shower room. The large driveway gives access for more than several vehicles leading to single car garage. Situated within a desirable residential area of Glenrothes, the property benefits from a peaceful setting while remaining close to local amenities, schooling, and transport links.

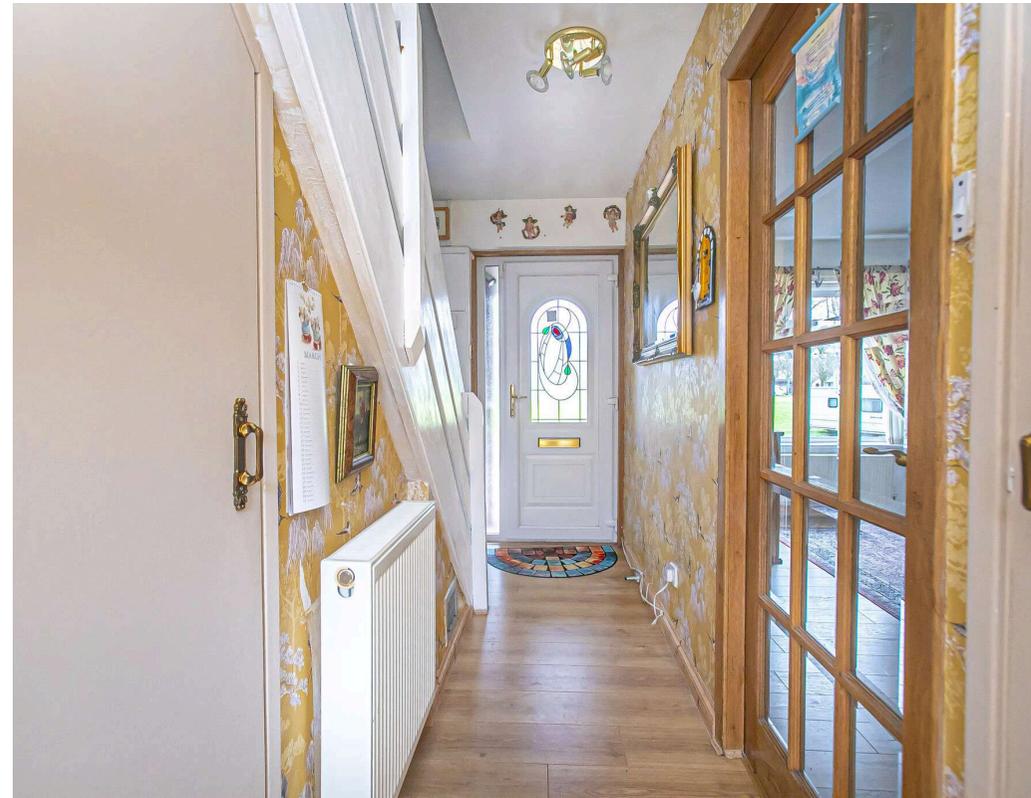




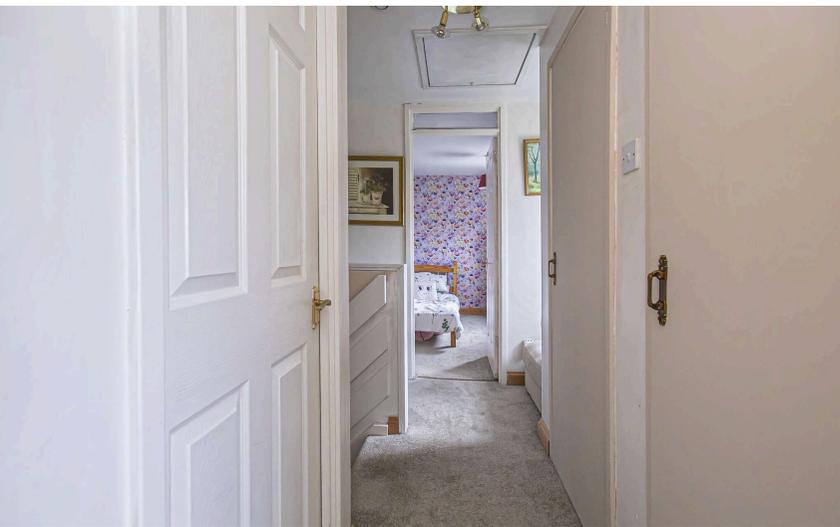
### EXTRAS INC IN SALE / AGENTS NOTE

All blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









## Glenrothes

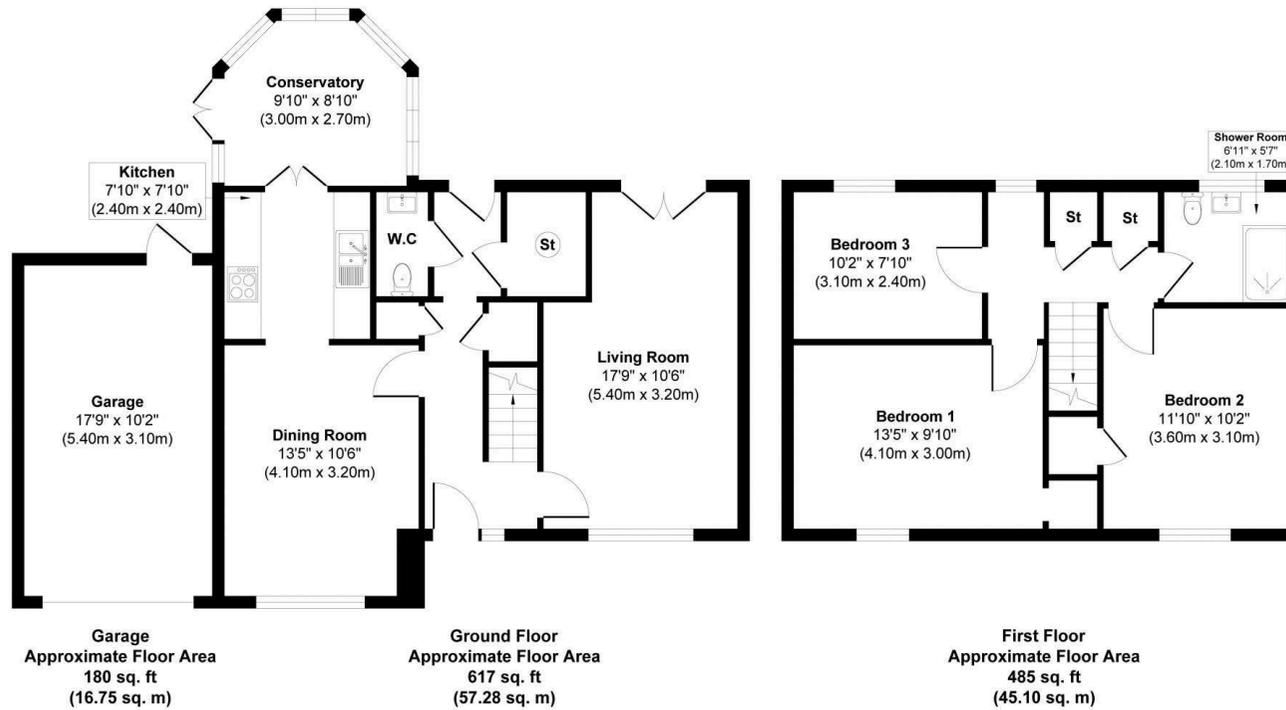
Glenrothes is a thriving town in the centre of Fife just 45 minutes from Edinburgh in the south, and Dundee in the north. It is an excellent commuter town served by two mainline train stations at Thornton & Markinch. Shopping is provided at the Kingdom Centre, which is a large indoor shopping centre with many high street and independent retailers. Entertainment is on hand at the Rothes Halls theatre, along with a cinema and bowling alley all within the centre! For sport, the Michael Woods sport centre is a fantastic recreation and sporting facility offering a wealth of sports classes, three swimming pools and football pitches. There are two major golf courses at Balbirnie Golf Club and Glenrothes Golf club, and St Andrews, the home of golf, is half an hour away. Education is provided by many primary schools and three main high schools in the town, with Leslie House falling into the South Parks or Leslie Primary and Glenrothes High School catchment area. Private education is available at the renowned Dollar Academy just thirty minutes away. Further education is available at Fife College campus.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



## The Henge, Glenrothes KY7 6XX



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Approx. Gross Internal Floor Area 1282 sq. ft / 119.13 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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



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