

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



57 Cardenden Road, Cardenden, KY5 0PD
Offers Over £64,000



Well proportioned first floor flat offering ideal starter accommodation in move in condition. Convenient location with walking distance to railway station and local shops. Mutual entrance stair, Hall, Lounge/dining room, Modern fitted kitchen, 2 Double bedrooms, Bathroom (shower set over the bath). Double glazing. Gas central heating. Modern decor. Laminate flooring throughout. Bright accommodation. Attractive open outlook. Ample parking to the rear. Mutual gardens/drying area. EPC - C. Council Tax - A. Freehold.

LOCATION

Cardenden boasts a good selection of local shops and recreational facilities to include an 18-hole golf course and Leisure Centre. Cardenden Primary School is a short walk from this property and high school catchment is Lochgelly High School. It has its own railway station which is situated on the inner circle line linking up Fife and Edinburgh. It is also well placed for access to the main towns of Glenrothes and Kirkcaldy which provide a wider range of shopping facilities.

PROPERTY - FIRST FLOOR FLAT

- Mutual entrance stair
- Hall
- Lounge/dining room
- Modern fitted kitchen
- 2 Double bedrooms
- Bathroom (with shower set over the bath)
- Double glazing
- Gas central heating
- Mutual gardens/drying area
- Modern decor throughout
- Laminate flooring throughout
- Excellent starter home
- Ideal buy to let

ACCOMMODATION

Mutual entrance stair

This stair gives access to all 9 properties in the block.

Hall

With doors to all apartments. Storage cupboard.

Lounge/Dining room 4.70 m x 4.00 m / 15'5" x 13'1"

This is a superb sized lounge/dining room. Twin aspect to the rear and side. Rear.

Kitchen 3.60 m x 2.10 m / 11'10" x 6'11"

This is a most attractive kitchen which has recently been upgraded. Attractive tiling. Storage cupboard. Side.

Bedroom 1 4.10 m x 3.10 m / 13'5" x 10'2"

This is a lovely, well proportioned double bedroom. Side.

Bedroom 2 3.80 m x 3.10 m / 12'6" x 10'2"

Another good sized double bedroom. Side.

Bathroom 2.00 m x 1.90 m / 6'7" x 6'3"

Fitted with a modern white suite incorporating a shower set over the bath. Attractive tiling. Side.

Gardens

There is a mutual area of garden ground to the front, side and rear of the property.

PARKING

There is a parking area to the rear of the property.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

All blinds and kitchen appliances are included in the sale price.

HOME REPORT

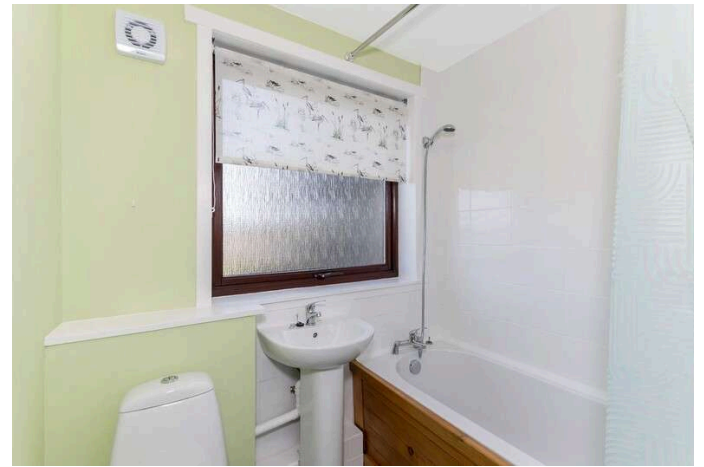
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/Guarantees given.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

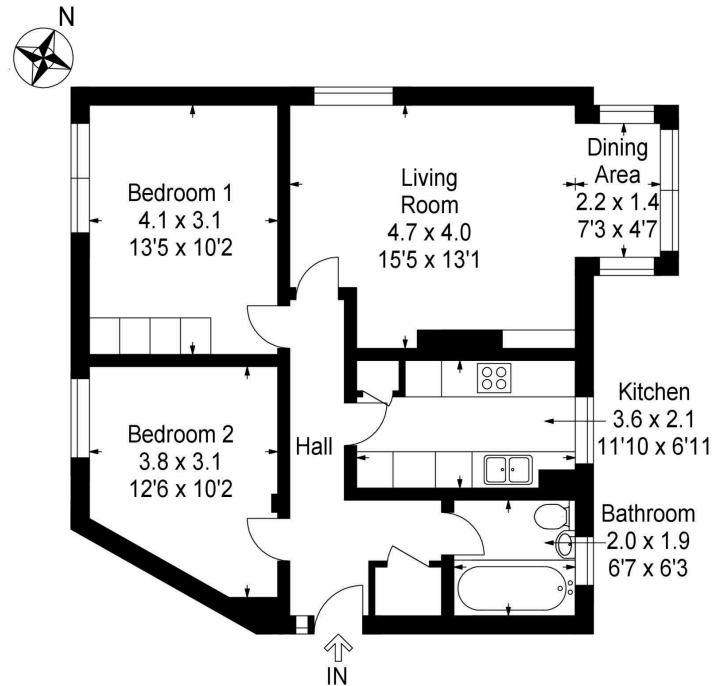
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: ismith@ross.connel.co.uk



VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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