

# first for homes

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Contact Allan England's Team

01592 752 944



Jamphlars Place, Cardenden

**Offers over £239,995**



# Jamphlars Place, Cardenden

Beautifully Presented 5 Bedroom Detached Villa With 2 Public Rooms, 4/5 Car Driveway & Private Rear Garden, Located In The Desirable Area of Cardenden!

Allan England's Award Winning Team at First for Homes are proud to welcome to the market this beautifully presented 5 bedroom 2 public room detached family villa located in the desirable area of Cardenden. This stunning property boasts; entrance hall, spacious lounge with double French doors to hallway and patio doors to rear garden, open plan kitchen/diner with integrated appliances and patio doors, utility room, downstairs shower room, 2nd lounge/dining room formally a single garage and bedroom 5 also downstairs. Stairs to upper level provide master bedroom with double fitted wardrobes with en-suite shower room, then 3 further generous bedrooms all with double fitted wardrobes and family bathroom with overhead rain shower and heated towel rail.

Externally this stunning property boasts 4/5 car driveway to the front & rear garden grounds including fence surround and mixture of patio and lawn areas to enjoy.

EPC Rating- C  
Council Tax Band - E  
Home Report - £250,000

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Cardenden provides local shopping, leisure and primary school facilities. It also boasts hotels, restaurants, sports and leisure facilities and primary and secondary schooling. For the commuter Cardenden is approximately 7 miles from Kirkcaldy Town Centre, it also has its own railway station and the A92 allows swift access to local towns and Edinburgh.







**SITUATION - Cardenden**

**FRONT PORCH**

**ENTRANCE HALLWAY**

**DOWNSTAIRS SHOWER ROOM**

**LOUNGE**

15'1" x 12'6" (approx) (4.60m x 3.82m (approx))

**KITCHEN/DINER**

13'3" x 10'9" (approx) (4.05m x 3.28m (approx))

**UTILITY ROOM**

9'2" x 6'10" (approx) (2.80m x 2.10m (approx))

**2ND LOUNGE/DINING ROOM**

18'1" x 9'1" (approx) (5.53m x 2.78m (approx))

**BEDROOM 5 (DOWNSTAIRS)**

10'9" x 10'2" (approx) (3.28m x 3.10m (approx))

**STAIRS TO UPPER LEVEL**

**MASTER BEDROOM 1**

12'5" x 12'0" (approx) (3.81m x 3.66m (approx))

**MASTER EN-SUITE**

6'6" x 6'3" (approx) (2.0m x 1.92m (approx))

**BEDROOM 2**

11'11" x 10'8" (approx) (3.65m x 3.26m (approx))

**BEDROOM 3**

16'1" x 7'10" (approx) (4.91m x 2.41m (approx))

**BEDROOM 4**

9'2" x 7'7" (approx) (2.81m x 2.33m (approx))

**FAMILY BATHROOM**

9'1" x 6'8" (approx) (2.78m x 2.05m (approx))

**4-5 CAR DRIVEWAY**

**FRONT & REAR GARDENS**

**INFORMATION**



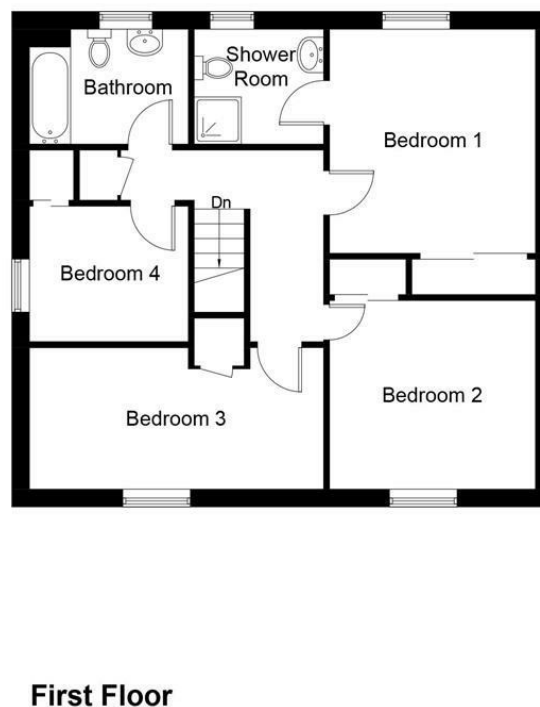


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170835)

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

### Selling Your Home?

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**first for service**



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