

**J & G
WILSON**

18, Cardenden Road, Cardenden, KY5 0DL.

A well appointed 2 bedroom cottage with a driveway & garage. Offers over £155,000.







Particulars of Sale

Kirkcaldy 5 miles, Glenrothes 10 miles, Dunfermline 10 miles, Edinburgh Airport 22 miles, St Andrews 28 miles & Dundee 31 miles.

A quality 2 bedroom terraced cottage within walking distance of the village primary school, the railway station and amenities.

Offers over £155,000.

PARTICULARS OF SALE

SITUATION

Cardenden has local amenities including shops for everyday requirements, local bus services, a village primary school, the train station is within walking distance, health care facilities, parks, golf course and leisure facilities. The high school catchment is Lochgelly High School and there is a bus service for pupils.

Kirkcaldy's amenities are only a short journey away and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses, Adam Smith Centre and recreational amenities.

Edinburgh is accessible by road or rail with an excellent airport, superb shopping, leisure and cultural facilities.



DESCRIPTION

A quality terraced cottage with a rear driveway, a large garage and level low maintenance gardens.

The property is ideal for couples or families. It enjoys a bright and practical design with a reception hall, a spacious lounge, a fitted kitchen, a double bedroom, a WC an upper floor landing, a further double bedroom and a large principal bathroom with a separate shower. There is gas central heating and double glazing.

Outside there is a small enclosed front garden. The rear grounds feature a driveway with parking for 2 cars and a large paved area. The gardens are south facing. The detached garage measures 21'10 x 10'8. It has an electric door, light and power.

Viewing is strongly recommended.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302 or email contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

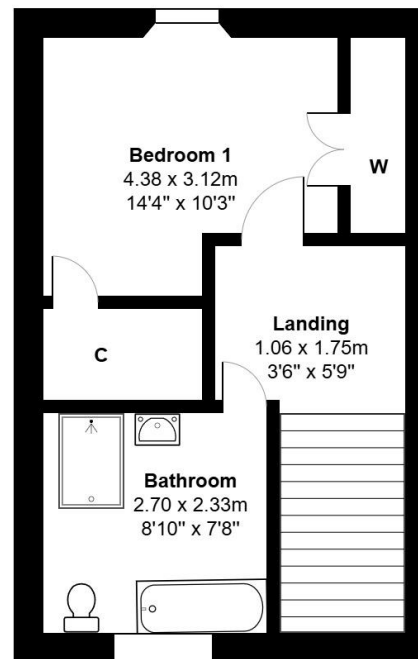
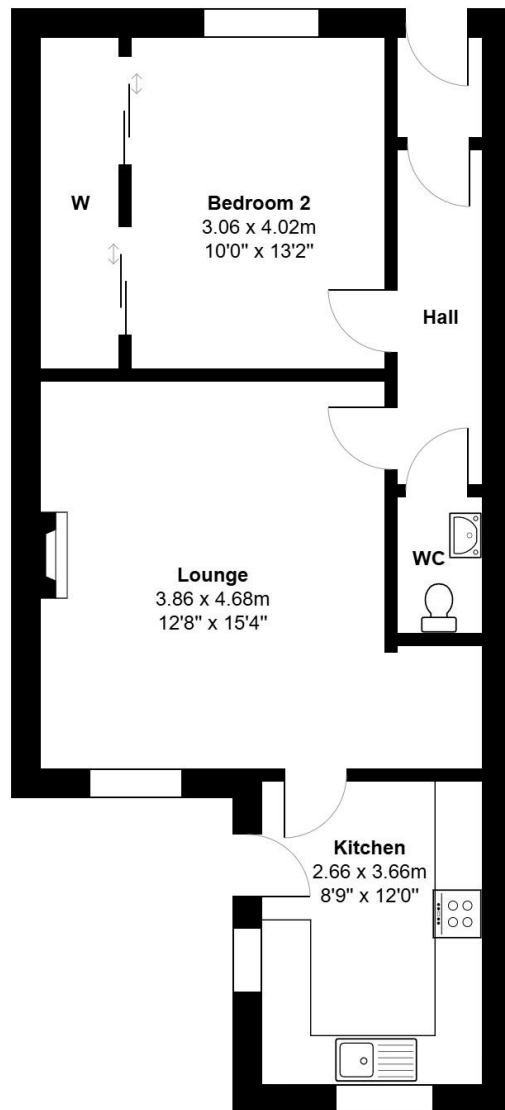
COUNCIL TAX The property is Band B.

ENERGY RATING The property is rated as D (63).

Particulars prepared May 2025.



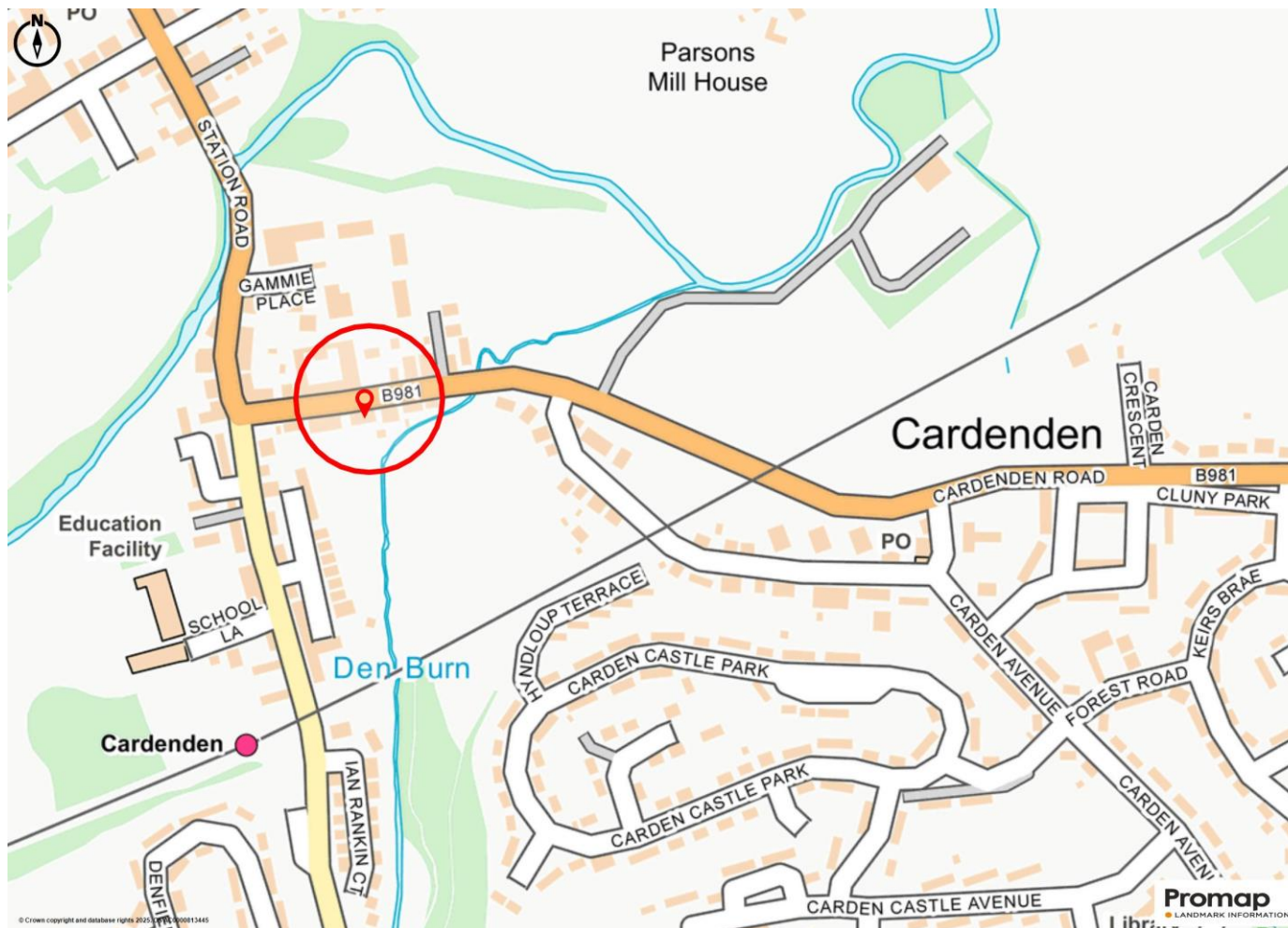




18, Cardenden Road,
Cardenden,
KY5 0PA.
(Not to scale).



Garage 21'10 x 10'8
(6.67m x 3.27m).



PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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