

83 Carden Avenue

CARDENDEN, LOCHGELLY, KY5 0EL



*Lovely three-bedroom home with
panoramic views across Fife*



01592 800 695



www.mcewanfraserlegal.co.uk

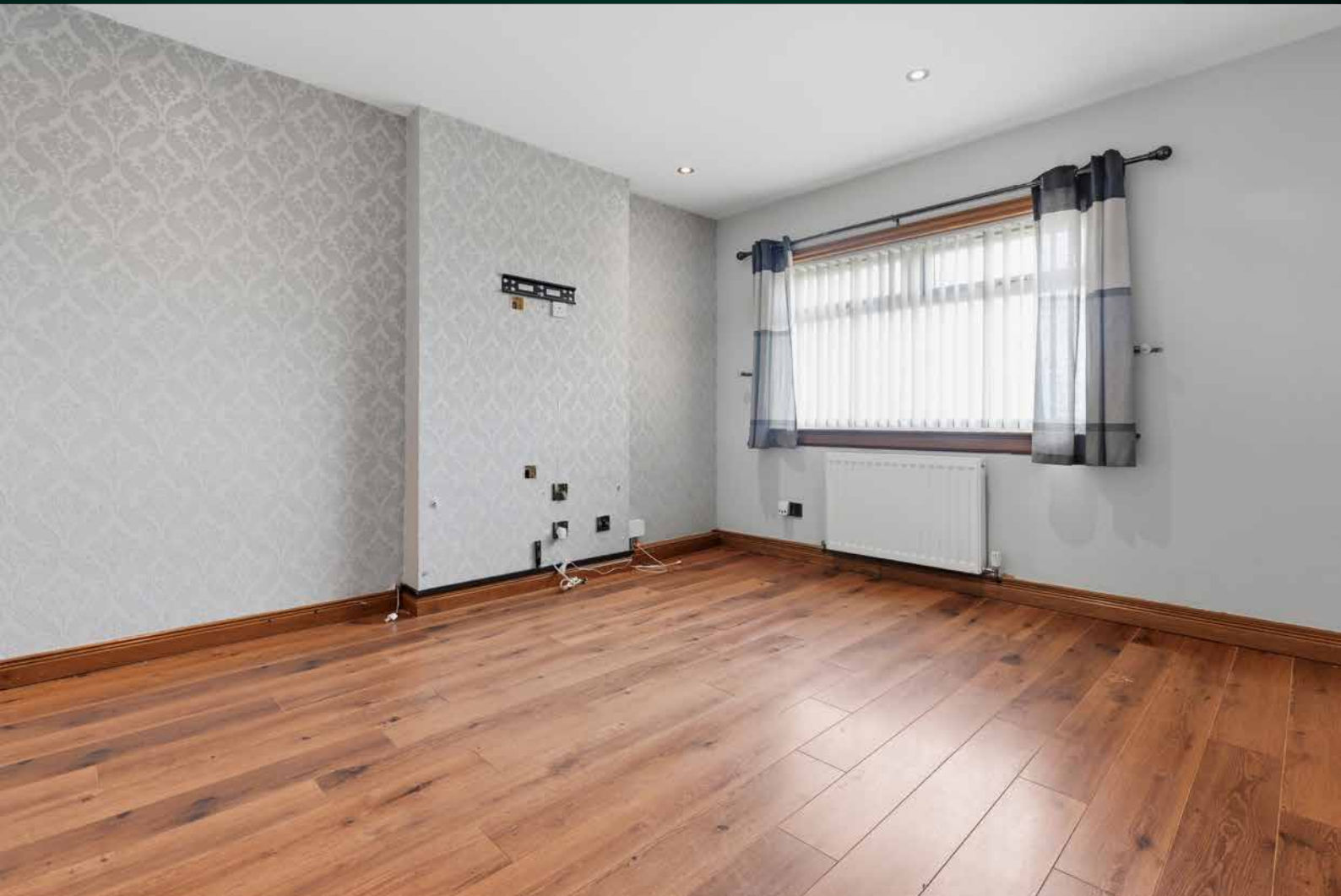


info@mcewanfraserlegal.co.uk



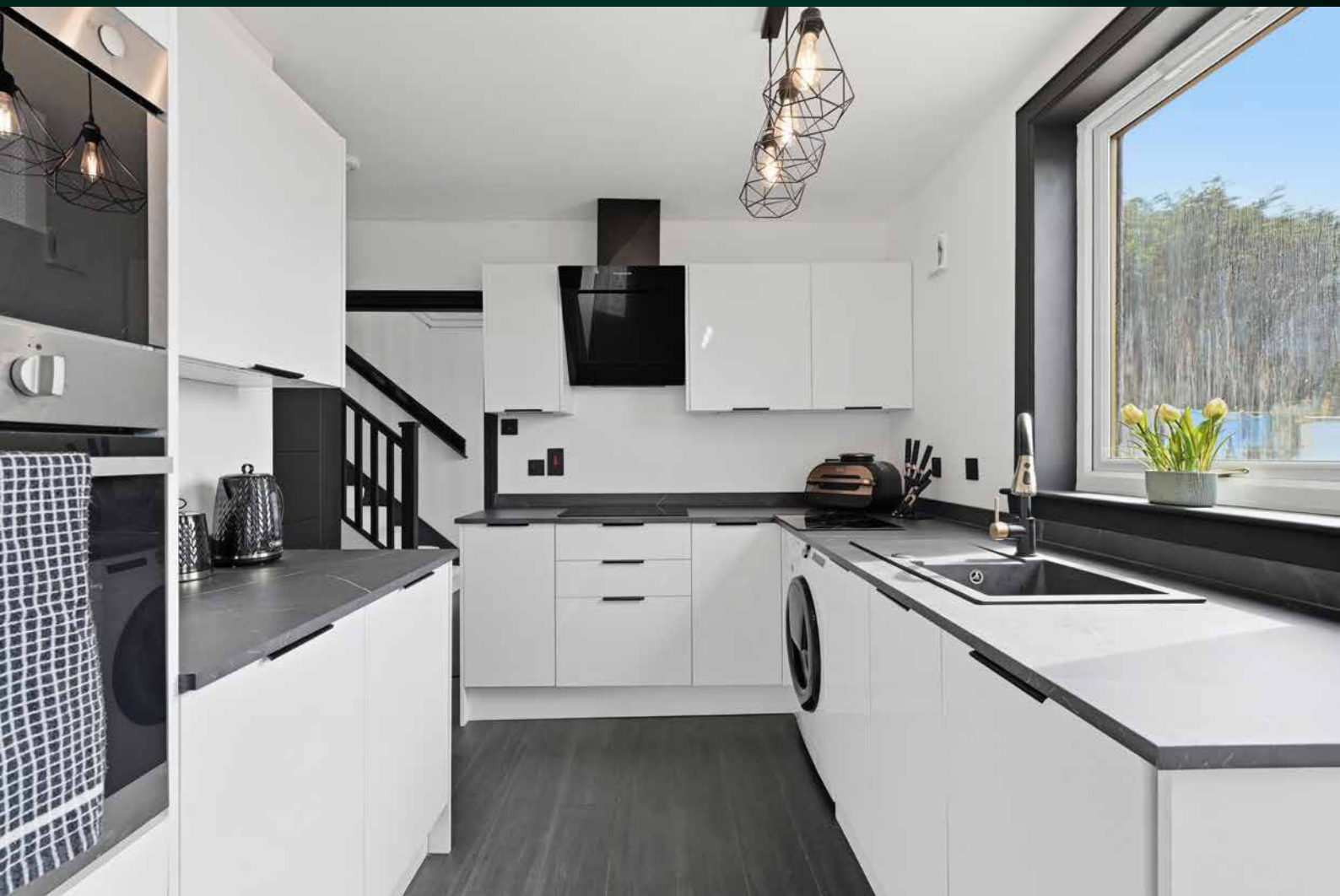
McEwan Fraser Legal are delighted to present to the market this beautifully maintained three-bedroom family home, offering generous accommodation, immaculate gardens and a wonderful open outlook across the surrounding countryside. From the moment you arrive, the property makes an excellent impression, with a large driveway to the front providing ample off-street parking and attractive garden grounds creating a welcoming approach.

THE LOUNGE



The property is accessed via the main front door into a bright and welcoming hallway, which provides access to the principal accommodation and staircase leading to the upper level. The spacious lounge is an inviting reception room, offering excellent proportions and a comfortable setting for both relaxing and entertaining.

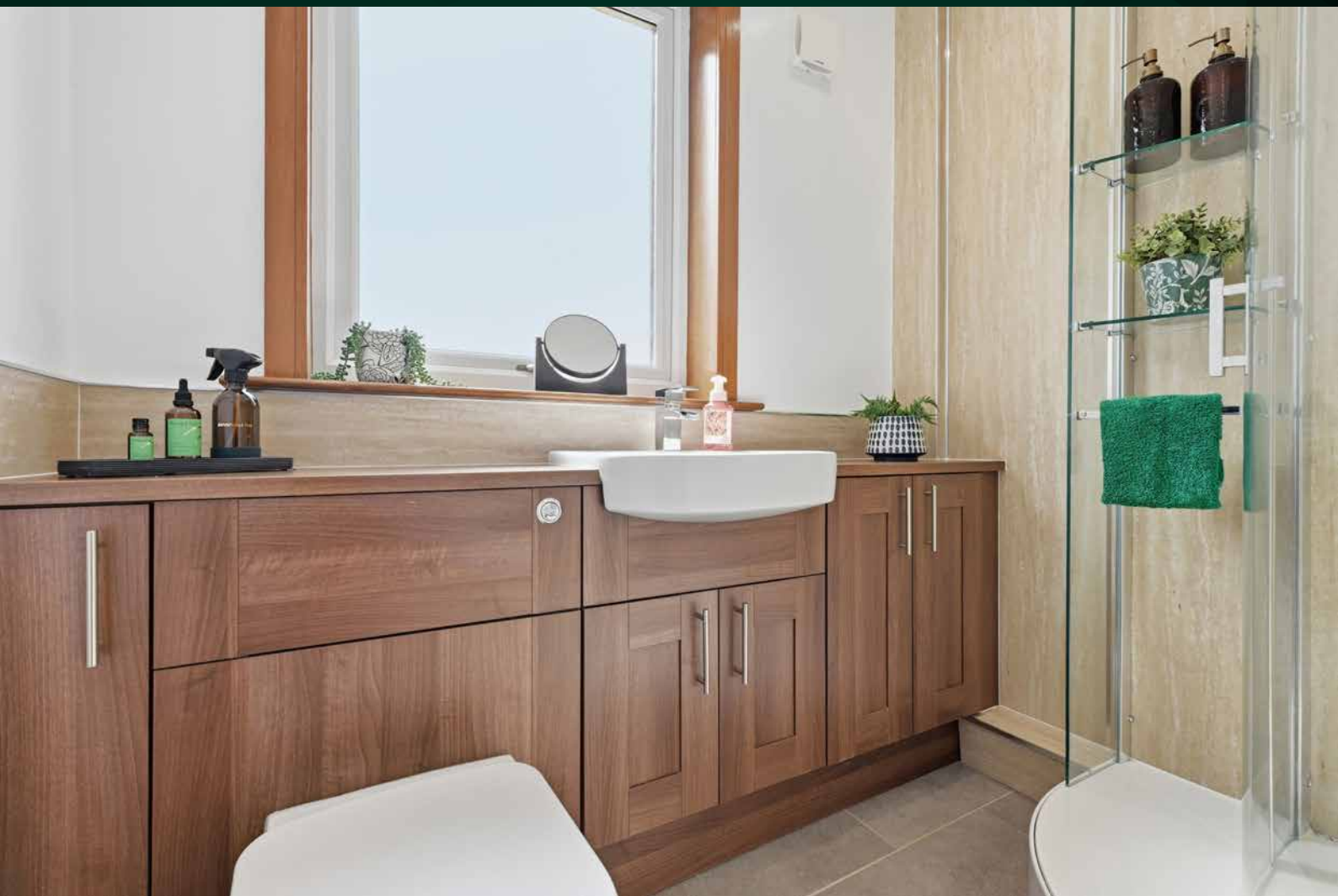
THE KITCHEN

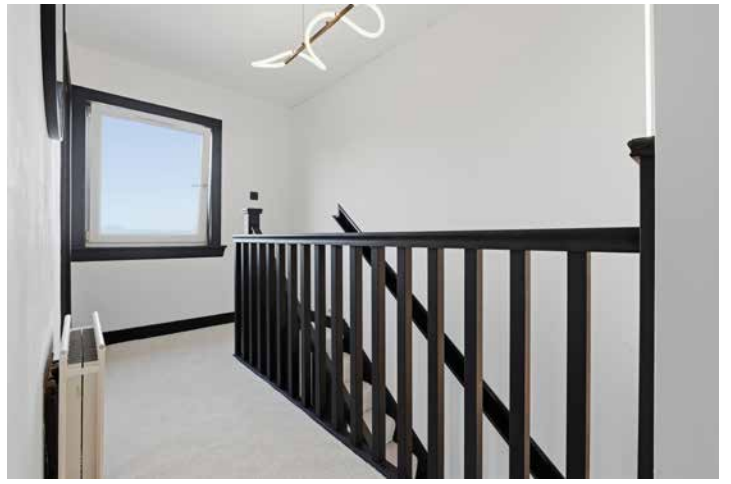


To the rear, the well-appointed kitchen provides a practical range of floor and wall-mounted units with ample work surface and storage provision. The position of the kitchen allows the property to make the most of its lovely rear outlook, with the surrounding countryside providing a particularly attractive backdrop. Also located on the ground floor is a modern family shower room, complete with a separate shower enclosure.



THE SHOWER ROOM

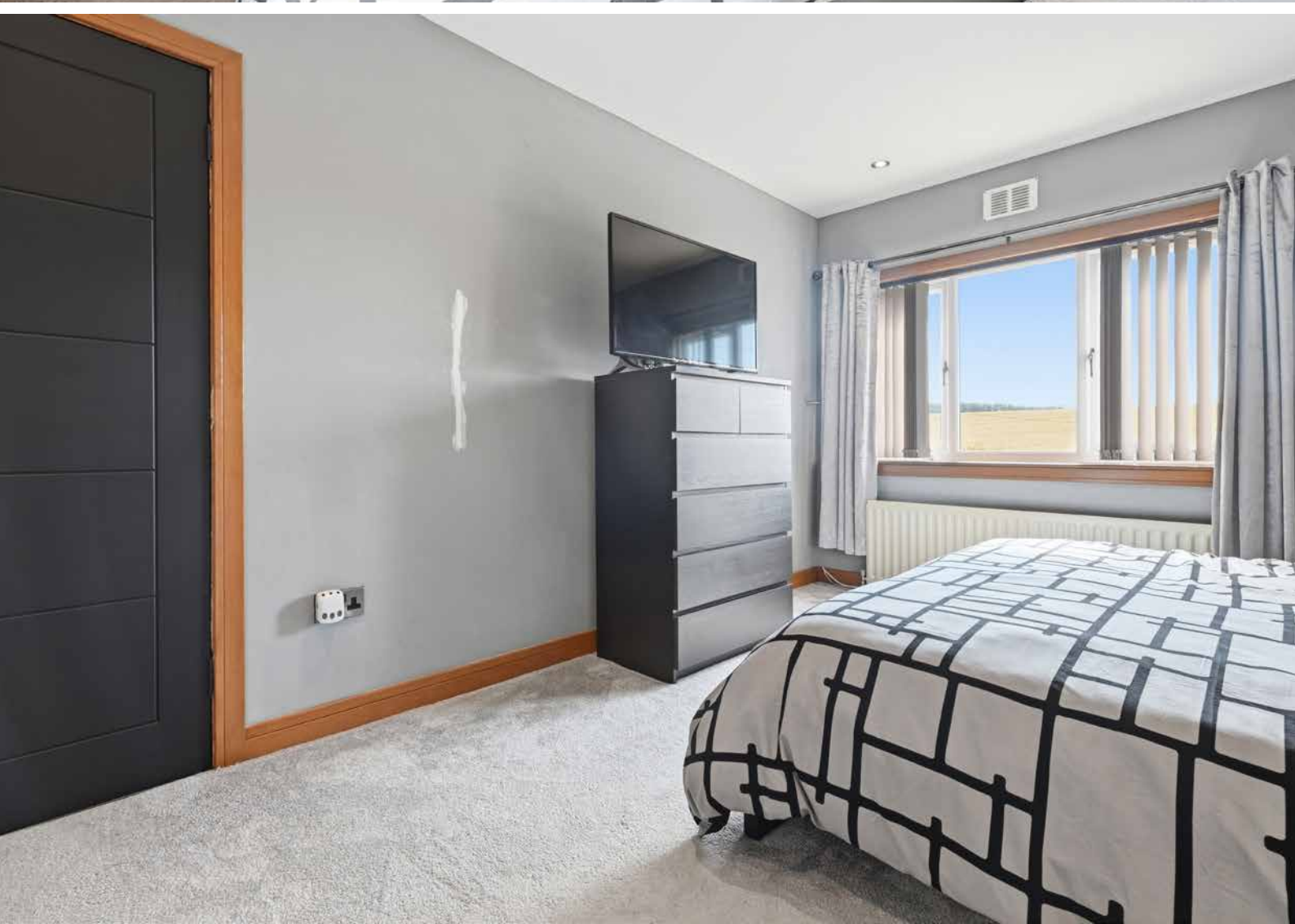




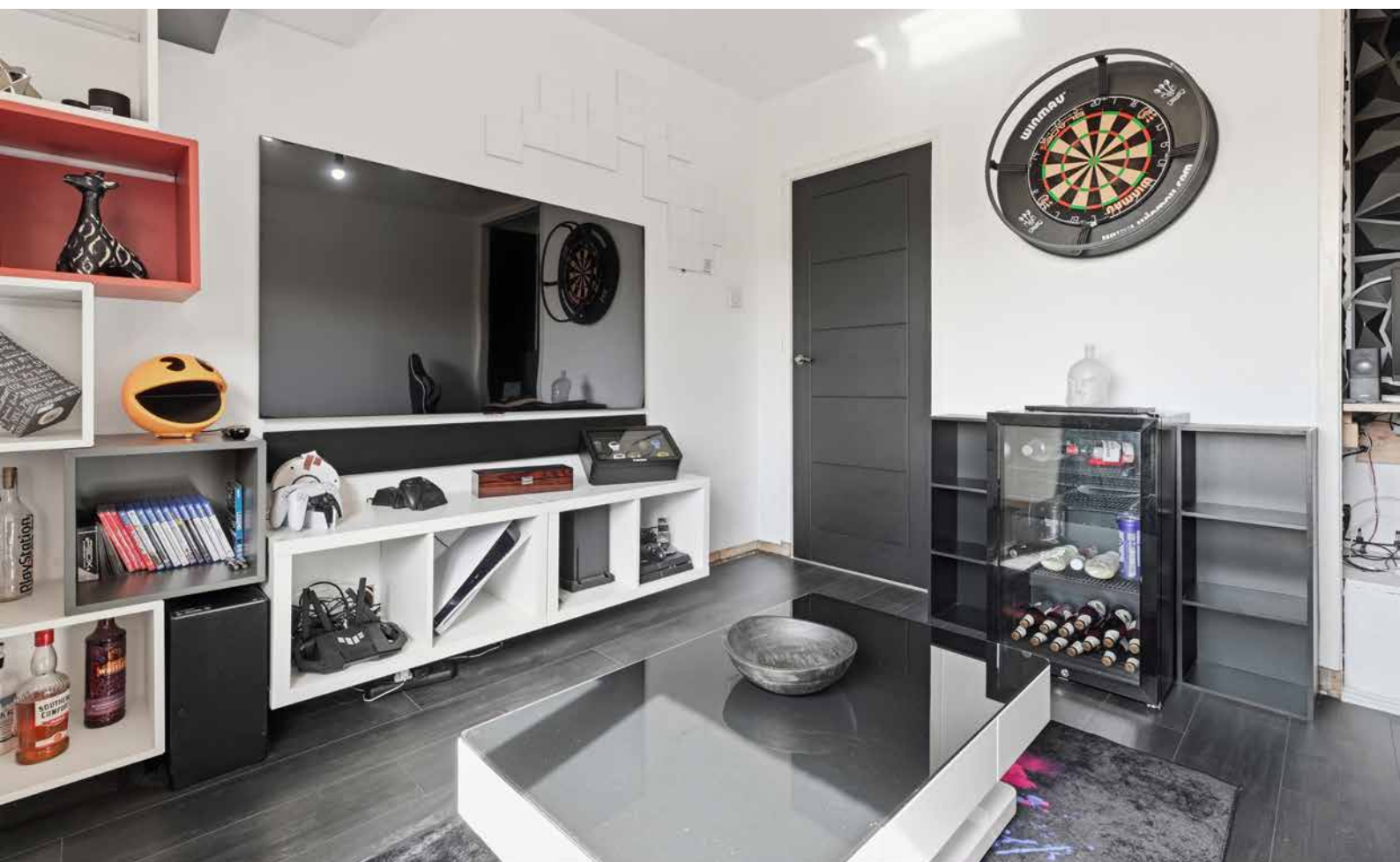
Moving upstairs, the accommodation comprises three well-proportioned bedrooms, providing excellent flexibility for families, guests or those requiring a dedicated home-working space. The principal bedroom is particularly generous, while bedrooms two and three offer comfortable and versatile accommodation.

BEDROOM 1

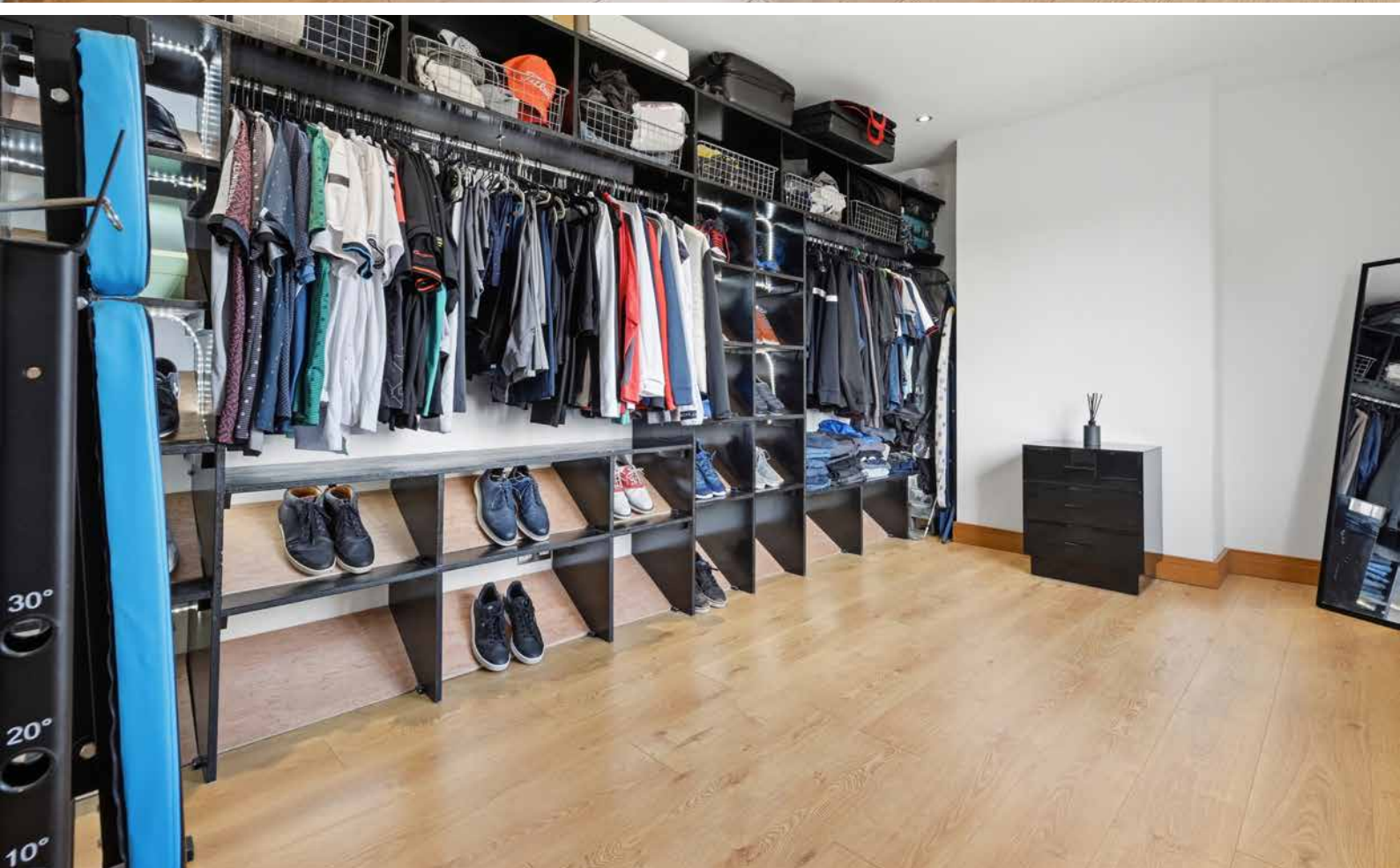




BEDROOM 2



BEDROOM 3



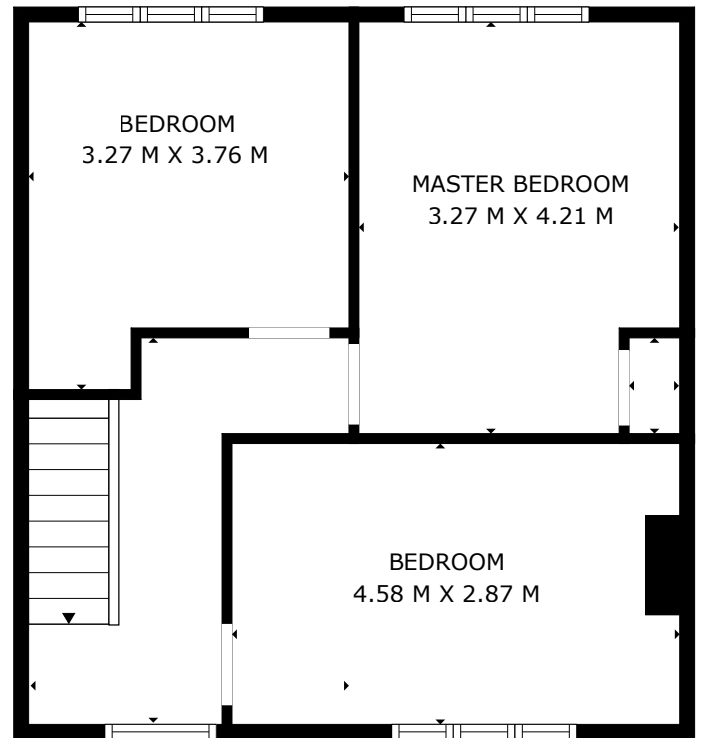
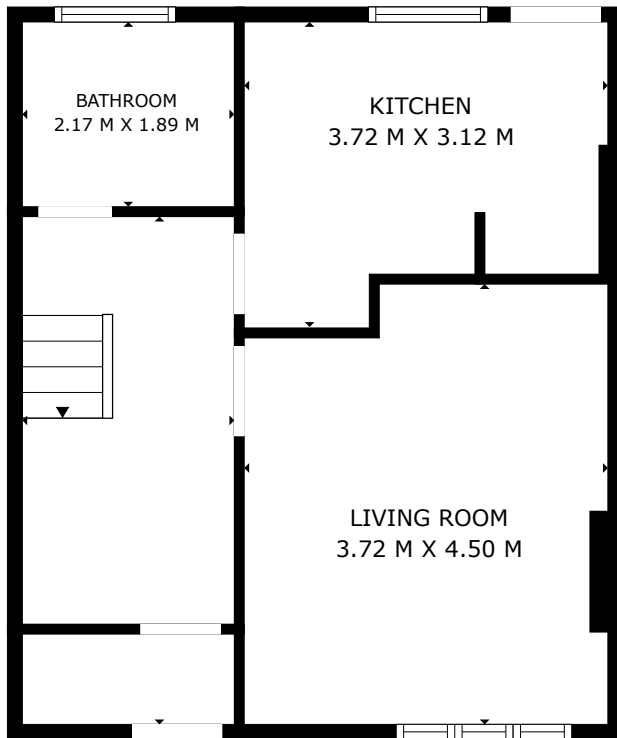
Externally, the property is complemented by immaculately maintained gardens, which have been carefully looked after and provide excellent outdoor space for relaxing, entertaining or enjoying the peaceful surroundings. The rear garden enjoys a beautiful open countryside outlook, creating a wonderful sense of privacy and space.

Well maintained throughout, generously proportioned and occupying an enviable position with open countryside views to the rear, this is a superb family home that offers a fantastic combination of comfort, outdoor space and convenient off-street parking. Early viewing is highly recommended to fully appreciate the quality and setting of this lovely property.

EXTERNALS

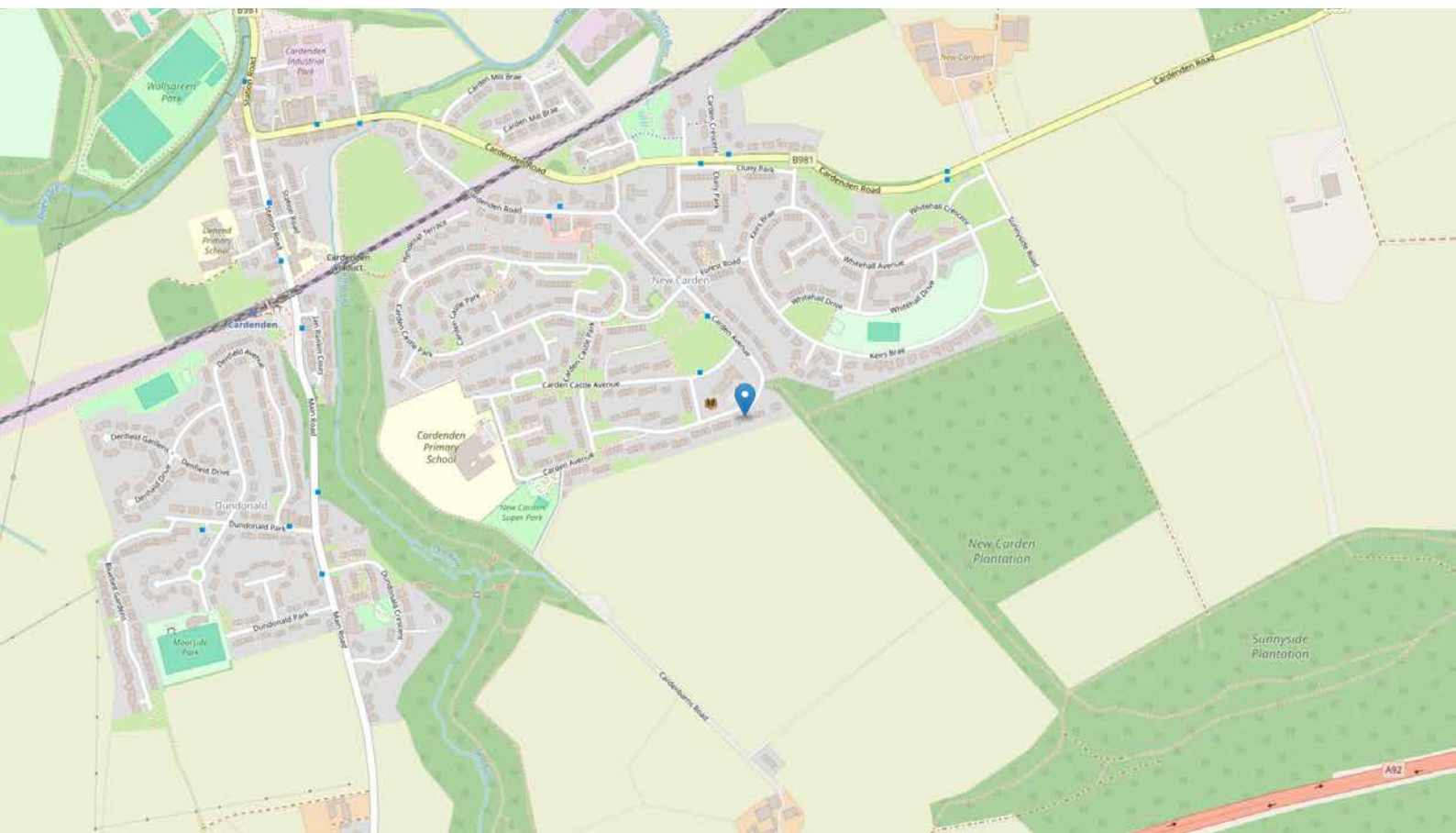


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 84m² | EPC Rating: C



THE LOCATION

Cardenden lies a few miles north of the Forth Road Bridge, and the property itself is only a few minutes' drive from the motorway network. Lochgelly railway station provides quick and easy commuting access with direct lines to Edinburgh, and Cardenden, on the Fife Circle, ensures access for the commuter. Within this area, there is a wide choice of local amenities, including local schooling at both primary and secondary levels. There is local shopping for everyday requirements along with banking and postal services; for a more extensive shopping trip, Glenrothes, Dunfermline and Kirkcaldy are nearby.





For those looking for more leisurely pursuits, Lochore Meadows Country Park and Cluny Clays are both close and offer a full selection of outdoor activities including horse riding, golf with a driving range, shooting, fishing and a variety of water sports. Dunfermline is home to the Fife Leisure Park, which includes a multi-screen cinema, bowling alley, gym, garden centre, bingo hall and many restaurants.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.