

**Morgans**

PROPERTY

81 Station Road, Cardenden, KY5 0BW

Offers Over £299,950







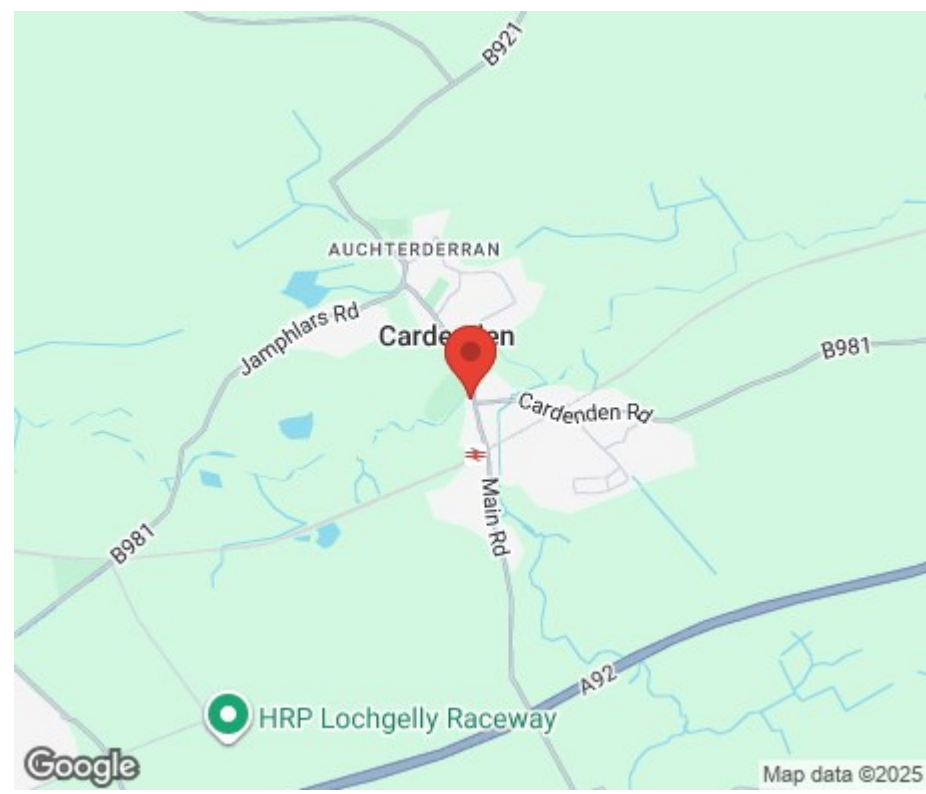




Excellent opportunity to acquire this generous detached cottage suiting any discerning buyer looking for easy to maintain property on the level situated in an enviable plot. These homes are rarely available and offer flexible accommodation and is well presented and briefly comprises entrance vestibule, reception hall, lounge with bay window and feature fireplace, dining room/bedroom 5, recently fitted breakfasting kitchen, laundry room, principal bedroom with en suite facilities, three further bedrooms and family bathroom. Access to attic. The property is double glazed with gas central heating and there is a good sized garden to the rear providing a child and pet safe environment and off street parking. Essential viewing.







### LOCATION

The town of Cardenden on the south bank of the River Ore is home to a wide range of everyday amenities, including shops, schools, eateries and a mainline railway station with regular links to Edinburgh. An even wider selection of educational, recreational and cultural facilities are available at the nearby towns of Cowdenbeath, Kirkcaldy and the historic city of Dunfermline. The A92 and M90 provide convenient links to Edinburgh, Edinburgh Airport, Dundee and Perth and across the Kincardine Bridge to Stirling, Glasgow and the West. The A92 also provides for swift access to the Fife Central Retail Park with a wide range of shops including Sainsburys, B&Q, M&S Foodhall, Currys, Boots and Starbucks.

### EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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.





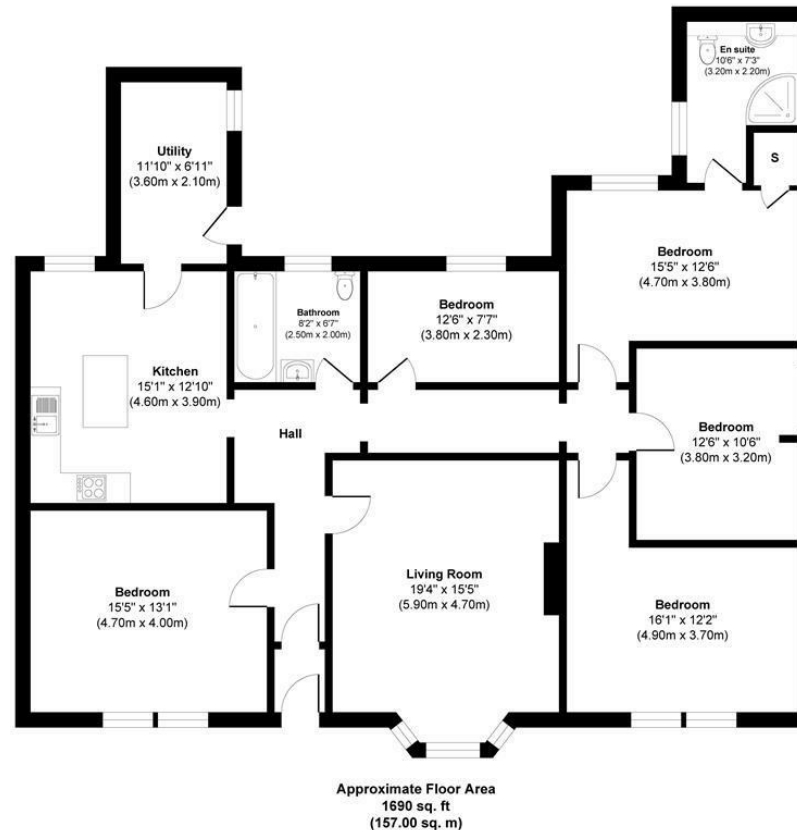












9<sup>AM</sup> MEDIA

#### Approx. Gross Internal Floor Area 1690 sq. ft / 157.00 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.