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01592 752 944



Bowhill View, Cardenden  
**Offers over £249,995**

 *Premium Property*

# Bowhill View, Cardenden



Beautifully Presented 4 Bedroom Detached Villa Built by Ogilvie Homes with Single Garage & 2 Car Driveway, South Facing Rear Garden In Sought After Area of Cardenden!

Allan England's award-winning team at First For Homes are delighted to present to the market this exceptionally spacious and well presented 4-Bedroom Detached Family Villa, (Size 120sqm) Built 2010 located in a highly sought-after area of Cardenden, Lochgelly.

This wonderful family home comprises: welcoming entrance hall, bright & spacious family lounge, modern kitchen, family dining room with patio doors leading to rear garden, convenient utility room and cloaks/WC. The upper level features, generous master bedroom double built-in wardrobes and stylish en-suite shower room, 3 further generous bedrooms and a contemporary family bathroom including bath with overhead fitted shower. Externally, this incredible home offers gardens to the front with 2-car driveway (space to extend driveway) leading to a single garage and private beautifully landscaped rear garden. Combi Boiler located in Garage. Viewing is essential to fully appreciate all this wonderful family home has to offer. Don't miss out!

EPC RATING - B  
COUNCIL TAX - E  
HOME REPORT VALUE - £260,000

Call first for homes - first for trust... first for service... first for aftercare.

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.

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements 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.





**SITUATION - Cardenden**

**ENTRANCE PORCH**

**LOUNGE**

16'1" x 11'6" (approx) (4.92m x 3.51m (approx))

**DINING ROOM**

9'5" x 8'10" (approx) (2.88m x 2.71m (approx))

**KITCHEN**

12'7" x 11'10" (approx) (3.84m x 3.62m (approx))

**UTILITY ROOM**

6'0" x 5'11" (approx) (1.84m x 1.81m (approx))

**CLOAKROOM W/C**

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

11'7" x 11'2" (approx) (3.54m x 3.42m (approx))

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

11'7" x 10'0" (approx) (3.54m x 3.05m (approx))

**BEDROOM 3**

12'0" x 9'0" (approx) (3.66m x 2.76m (approx))

**BEDROOM 4**

9'10" x 8'11" (approx) (3.00m x 2.72m (approx))

**BATHROOM**

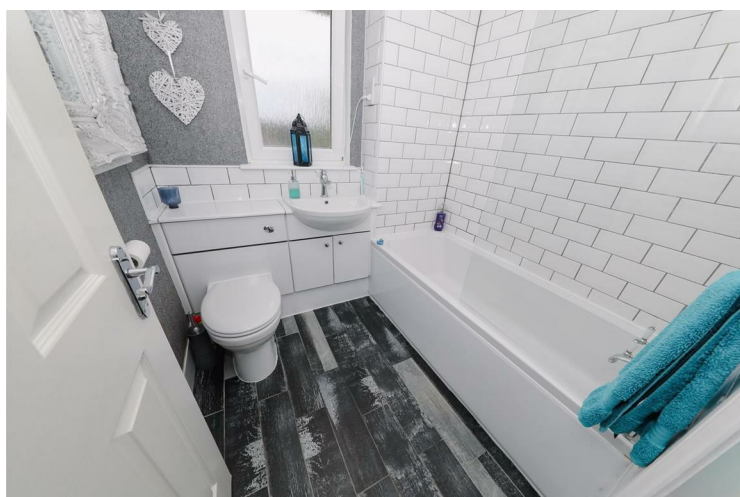
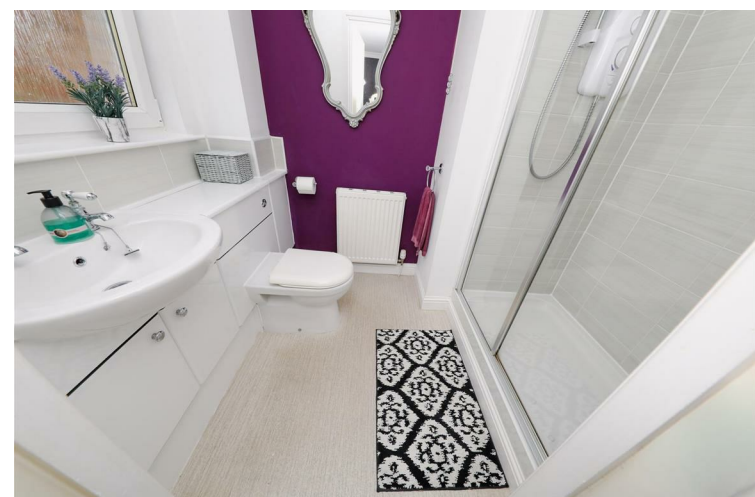
6'6" x 6'3" (approx) (2.00m x 1.93m (approx))

**SINGLE GARAGE**

**2 CAR DRIVEWAY WITH ROOM TO EXTEND**

**FRONT AND REAR GARDEN GROUNDS**

**INFORMATION**





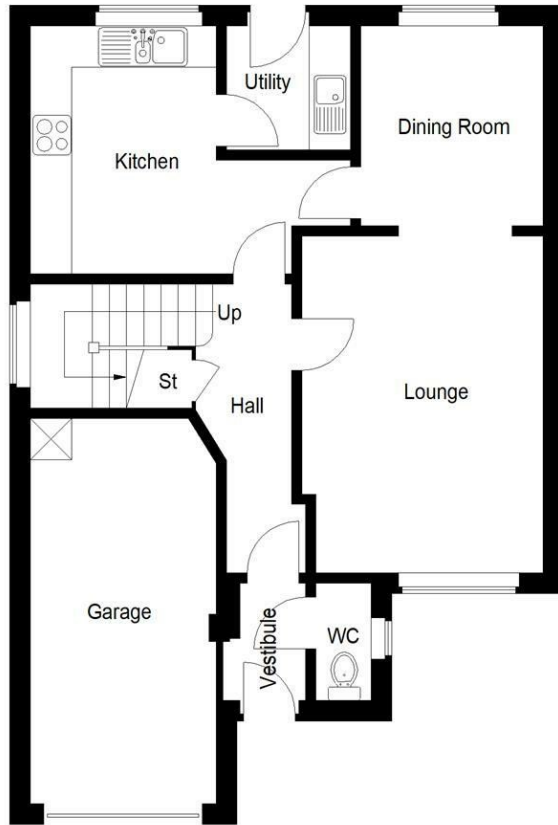
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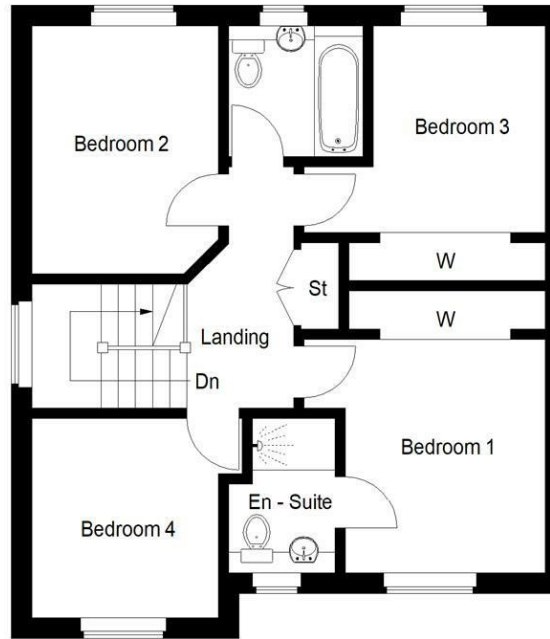
## FREE Valuation

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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300313)

