

# first for homes

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Contact Allan England's Team

01592 752 944



Whitehall Drive, Cardenden

**Offers over £115,000**

# Whitehall Drive, Cardenden

Charming 2-Bedroom with Box Room Semi-Detached Family Home in the Sought-After Area of Cardenden

Allan England's Award-Winning Team at First For Homes are delighted to present this lovely 2-Bedroom with Box Room Semi-Detached family home, ideally situated within a popular residential area of Cardenden. Offering bright and spacious accommodation throughout, the property comprises a welcoming entrance hallway, a generously sized lounge, a well-appointed kitchen, and a convenient ground-floor cloakroom/WC. The upper level features 2 Bedrooms and Box Room and a modern family shower room. Externally, the home benefits from gardens to the front, side, and rear, with the rear garden boasting a fantastic decked seating area. A single garage provides additional storage while ample on-street parking is available. There is potential to create a private driveway to the front of the garage, subject to the necessary planning consents. This fantastic family home is expected to attract strong interest, and early viewing is highly recommended to avoid disappointment.

Home Report Value: £118,000

EPC Rating: D

Council Tax Band: A

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 HALLWAY**

**LOUNGE**

18'2" x 10'7" (approx) (5.54m x 3.24m (approx))

**KITCHEN**

10'6" x 7'4" (approx) (3.21m x 2.24m (approx))

**CLOAKS/WC**

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

12'0" x 8'8" (approx) (3.68m x 2.65m (approx))

**BEDROOM 2**

12'2" x 9'3" (approx) (3.72m x 2.84m (approx))

**OFFICE/BOX ROOM**

6'0" x 5'10" (approx) (1.84m x 1.78m (approx))

**SHOWER ROOM**

8'10" x 5'6" (approx) (2.71m x 1.70m (approx))

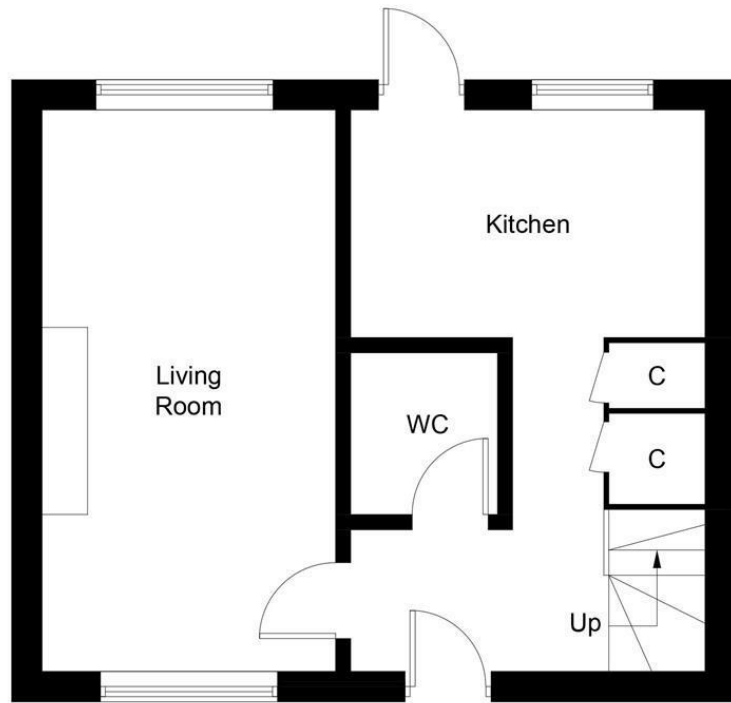
**GARAGE TO SIDE (Unofficial as no dropped Kerb)**

15'9" x 12'3" (approx) (4.82m x 3.75m (approx))

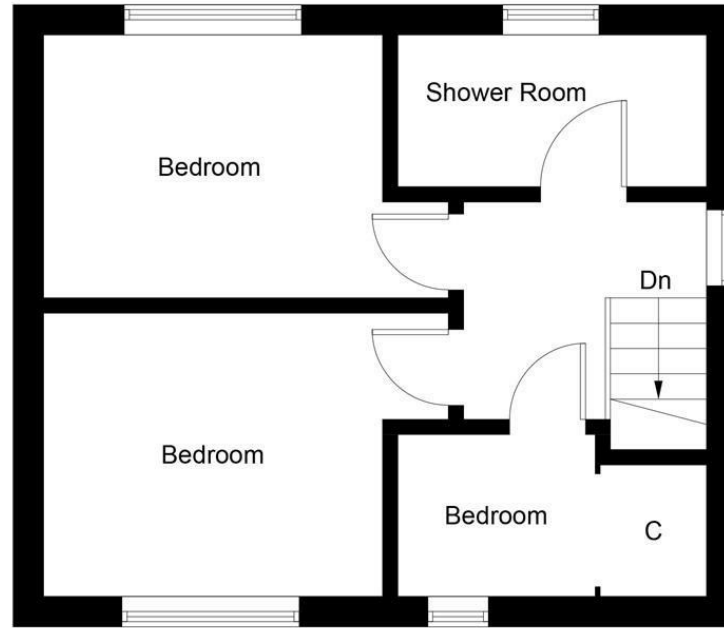
**SPACE FOR PARKING TO FRONT SUBJECT TO PLANNING**

**FRONT, SIDE & REAR GARDENS**

**INFORMATION**



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312224)

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## FREE Valuation

### Selling Your Home?

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**first for trust**



**first for service**



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