



  
**McEwan Fraser Legal**

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**50 Woodend Road**

CARDENDEN, LOCHGELLY, FIFE, KY5 0NH



# 50 Woodend Road

Cardenden, Lochgelly, Fife, KY5 0NH

The property is located on the edge of Cardenden village which boasts a good selection of local shops and recreational facilities to include an 18-hole golf course and swimming pool. It is within easy walking distance of the local railway station with twice hourly service to Edinburgh.

Cardenden is also well placed for access to the main towns of Glenrothes and Kirkcaldy which provide a wider range of shopping facilities. Whilst being very secluded the house has easy access to a wide range of local shops in the village including, post office, chemist, bakery, butcher, teashop, fishmonger (with fresh fish daily from Pittenweem), supermarket yet only a forty minute commute by car into Edinburgh city centre, with easy access to A92 and M90, thirty minutes to Perth and ten minutes from Loch Leven nature reserve.

50 Woodend Road is a delightful example of a wonderful family home. Once inside, you will be greeted with a first class specification.

In more detail, the accommodation consists of a hallway entrance with access to all apartments on this level. The immediately impressive lounge

with large picture window with an open outlook to the front aspect, flooding the room with natural light. Access is gained from here into the dining area, which has ample space for a table and eight chairs for more formal dining with friends and family.

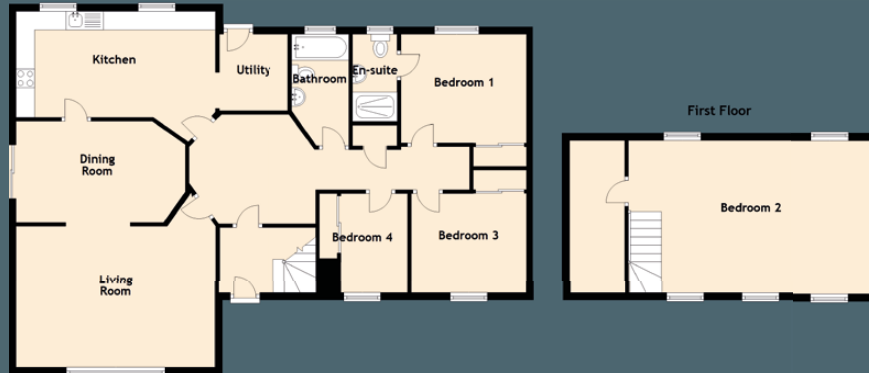
The kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from integrated appliances such as an oven, hob and extractor hood. Space is provided for a free-standing fridge freezer, washing machine and tumble dryer. All three bedrooms on this level are double in size, and two benefit from double wardrobes. The master has a well designed en-suite shower room. A contemporary fully tiled four piece family bathroom with separate shower completes the accommodation on this level. The upper level offers another large bedroom with a walk-in wardrobe that can be converted to an en-suite shower room.

The property further benefits from double glazing, gas central heating. Ample off-street parking is provided by a double driveway. The gardens to both front and rear have been well maintained and are mostly laid to lawn with mature shrubs and borders.





# Specifications



Approximate Dimensions (Taken from the widest point)

Kitchen	5.36m (17'7") x 2.86m (9'5")
Living Room	5.37m (17'7") x 3.80m (12'6")
Dining Room	4.57m (15') x 2.73m (8'11")
Bedroom 1	3.38m (11'1") x 3.04m (10')
Bedroom 2	6.55m (21'6") x 4.13m (13'7")
Bedroom 3	3.10m (10'2") x 2.07m (6'9")
Bedroom 4	2.70m (8'10") x 2.37m (7'9")
Utility	2.22m (7'3") x 1.88m (6'2")
Bathroom	3.00m (9'10") x 1.54m (5'1")
En-suite	2.35m (7'9") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 147m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Integrated appliances, floor coverings, blinds and window dressings.



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