

18 Jamphlars Place

LOCHGELLY, FIFE, KY5 0NT



WONDERFUL FOUR BEDROOM HOME IN A
POPULAR RESIDENTIAL AREA



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to bring to the market this lovely, four-bedroom, detached villa in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance to local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

The welcoming hall gives access to all apartments. The spacious lounge offers scope for various furniture configurations and is flooded with natural light from the French doors, set to the rear of the house it benefits from a garden aspect. The kitchen has been well looked after and is fitted with a range of floor and wall-mounted units. It boasts a electric hob, electric oven and has an abundance of work surfaces. The dining area is located to the rear of the property offering an elegant space for entertaining and family dining. A guest cloakroom completes the accommodation on the ground floor.

the lounge





dining area



the kitchen





Upstairs there are four good size bedrooms, the master with built-in wardrobes and en-suite shower room. The large family bathroom is located on the upper level and consist of a white three piece suite. There is a partially floored loft space with newly installed ladder

This comfortable home has gas central heating and double glazing.

Externally, the back garden is beautifully landscaped and secure by fencing perfect for outdoor living and safe for children and pets. The front garden offers parking for several vehicles. A single garage is on hand.

This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.



bedroom 1





en-suite





bedroom 2





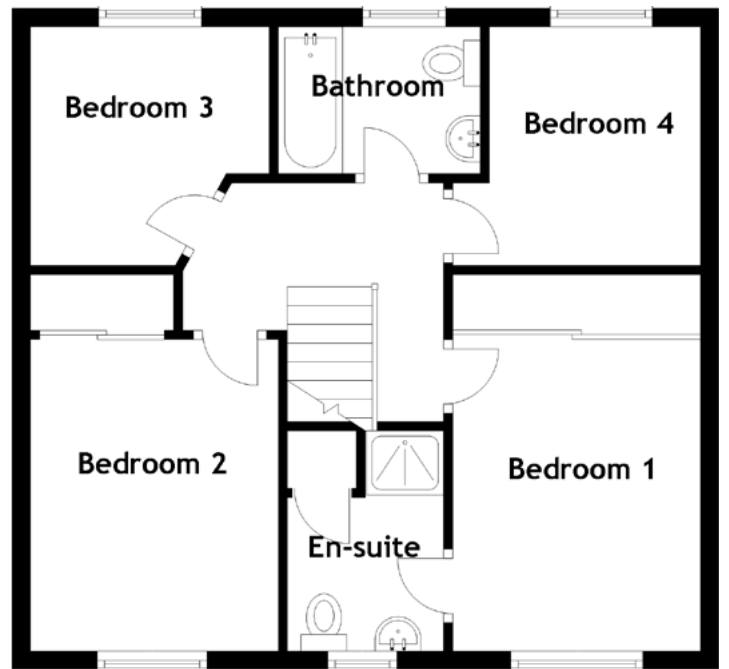
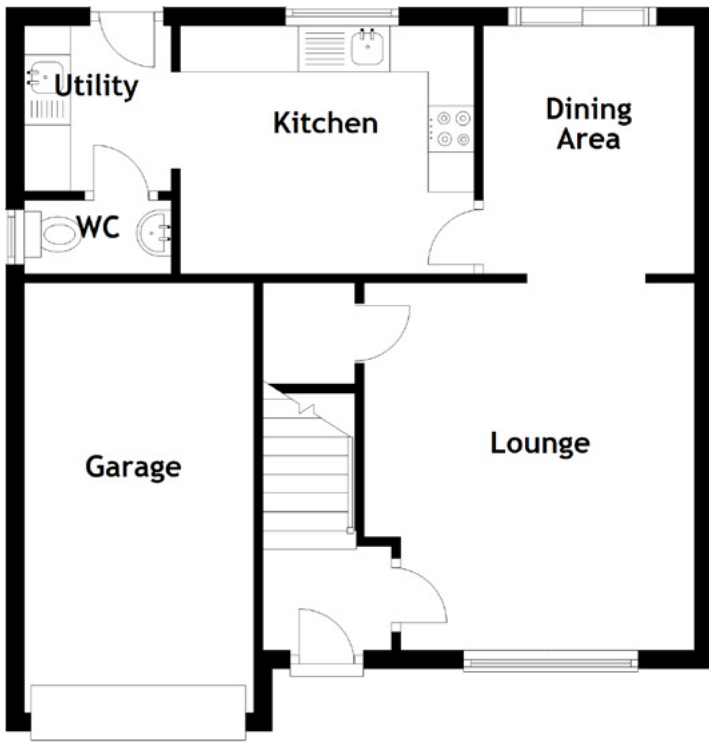
bedroom 3 & 4





bathroom





Approximate Dimensions

(Taken from the widest point)

Lounge	4.00m (13'1") x 3.60m (11'10")	Bedroom 2	3.40m (11'2") x 2.70m (8'10")
Dining Area	2.70m (8'10") x 2.30m (7'7")	Bedroom 3	2.90m (9'6") x 2.60m (8'6")
Kitchen	3.20m (10'6") x 2.70m (8'10")	Bedroom 4	2.60m (8'6") x 2.40m (7'10")
Utility	1.70m (5'7") x 1.60m (5'3")	Bathroom	2.20m (7'3") x 1.70m (5'7")
WC	1.60m (5'3") x 0.80m (2'7")		
Bedroom 1	3.50m (11'6") x 2.70m (8'10")	Gross internal floor area (m ²): 91m ²	
En-suite	2.40m (7'10") x 1.70m (5'7")	EPC Rating: C	







The property is located Centrally in 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.

The Location

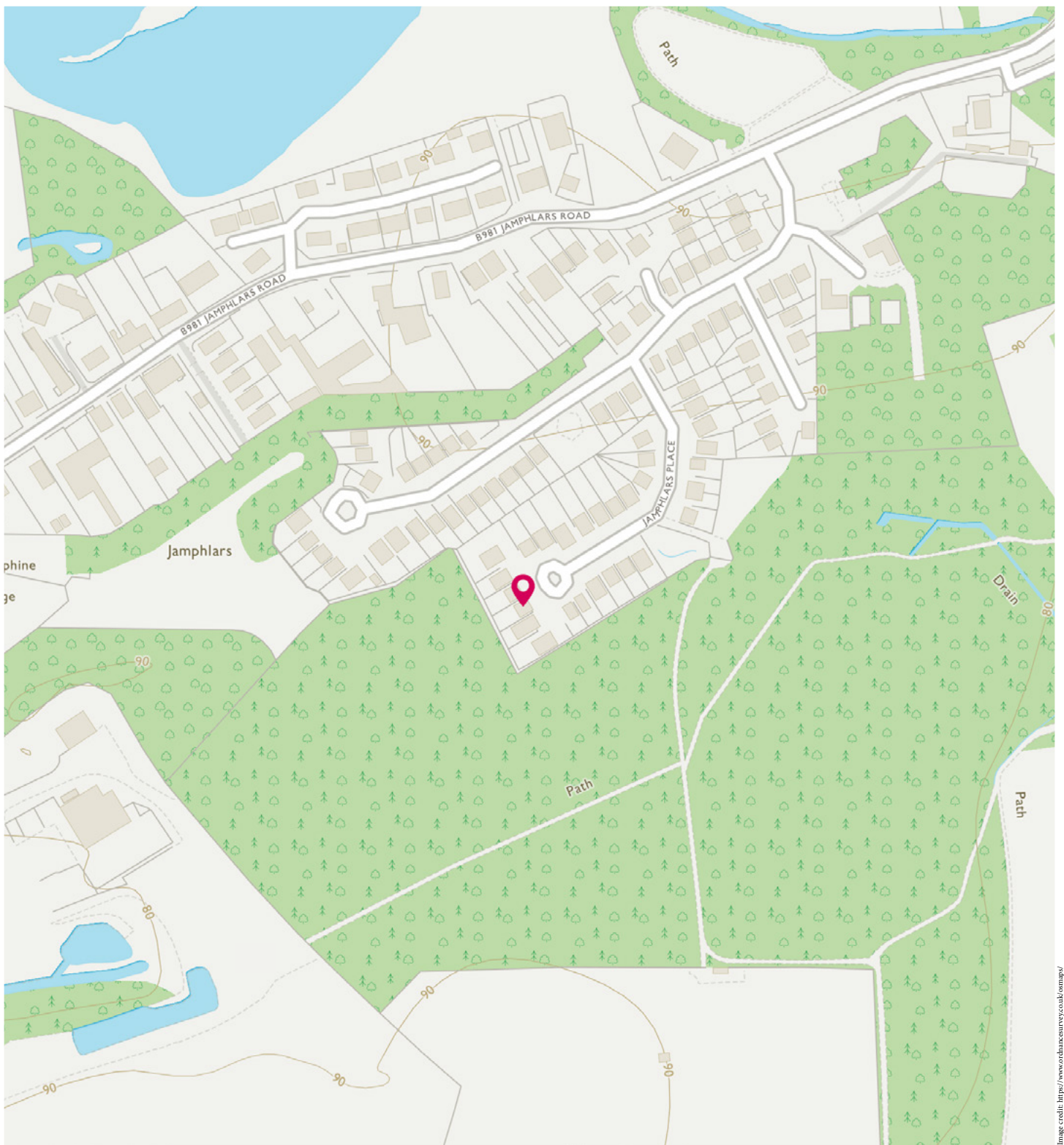


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
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.