




McEwan Fraser Legal
Solicitors & Estate Agents
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11 Ian Rankin Court

CARDENDEN, FIFE, KY5 0DR

THE LOCATION

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.



THE PROPERTY

McEwan Fraser Legal are delighted to offer to the market this sympathetically extended executive villa. Situated on a good size corner plot, this 'Lomond built' home boasts many quality features. The ground floor opens up to the lounge with double, semi-glazed, doors and a window to the front floods the room with natural daylight. From the lounge, a further set of French doors open to the sun lounge built as an extension to the side of the house and providing fabulous family space for relaxing or entertaining. Access to the dining kitchen is also from the lounge creating good circulation of living areas. French doors from the dining area opens to the garden and deck. The kitchen is modern and fitted with a range of floor and wall units. The floor is tiled. A door leads to the much-needed utility room, and the guest cloakroom with w.c and w.h.b is close to the back garden



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making it ideal for the kids. A further door leads to the family room. This space has been converted from the garage and is ideal as a television lounge, playroom or even a home office for those of us who find they can now work from home.

A carpeted staircase leads to the upper floor with four bedrooms, the spacious master bedroom is en-suite, and the family bathroom.

Externally there is a drive for off-road parking and secluded gardens to the rear with a deck area. Be quick as this one will be popular for those of us looking for more living space.

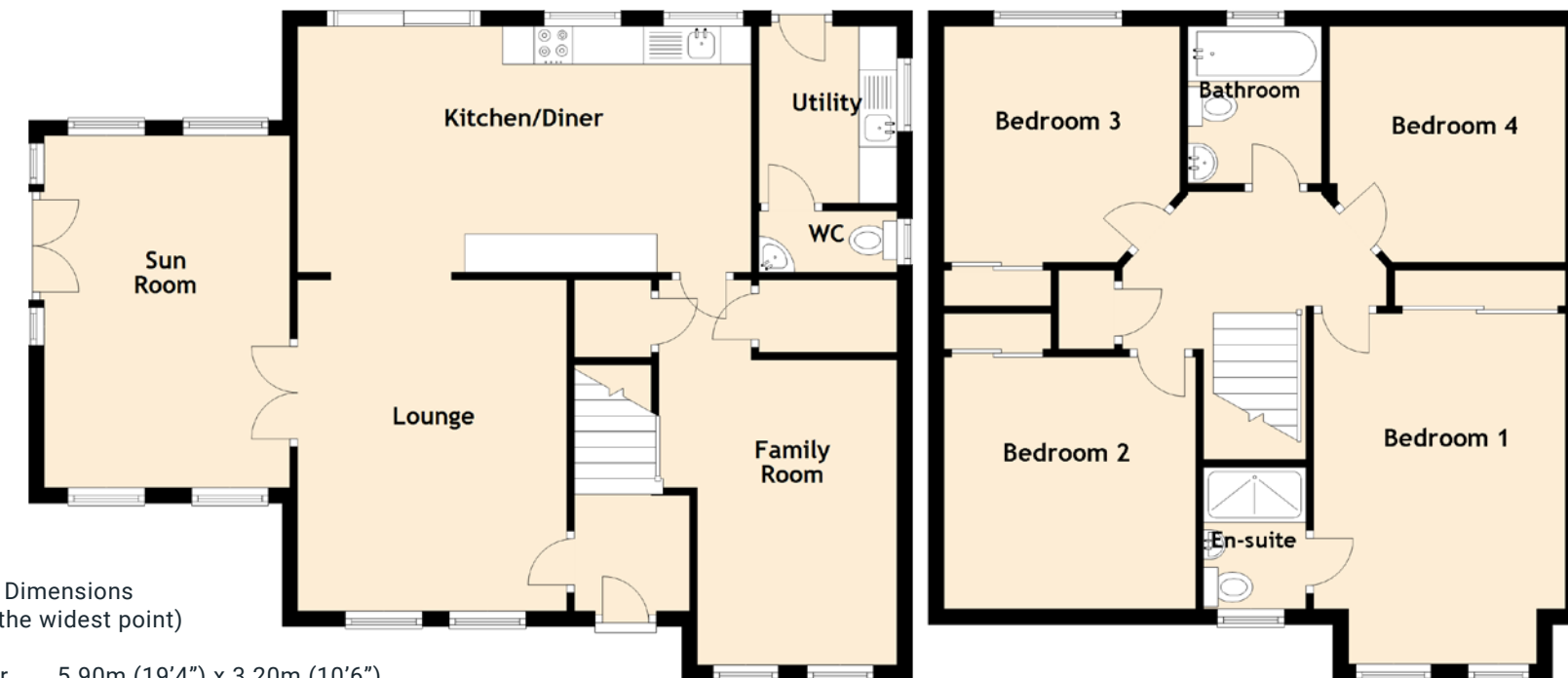
THE PROPERTY







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Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.90m (19'4") x 3.20m (10'6")
Lounge	4.30m (14'1") x 3.50m (11'6")
Family Room	5.00m (16'5") x 3.10m (10'2")
Sun Room	4.50m (14'9") x 3.20m (10'6")
Utility	2.30m (7'7") x 1.80m (5'11")
WC	1.80m (5'11") x 0.80m (2'7")
Bedroom 1	4.90m (16'1") x 3.20m (10'6")
En-suite	1.80m (5'11") x 1.30m (4'3")
Bedroom 2	3.20m (10'6") x 3.20m (10'6")
Bedroom 3	3.00m (9'10") x 3.00m (9'10")
Bedroom 4	3.00m (9'10") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 138m²
EPC Rating: C

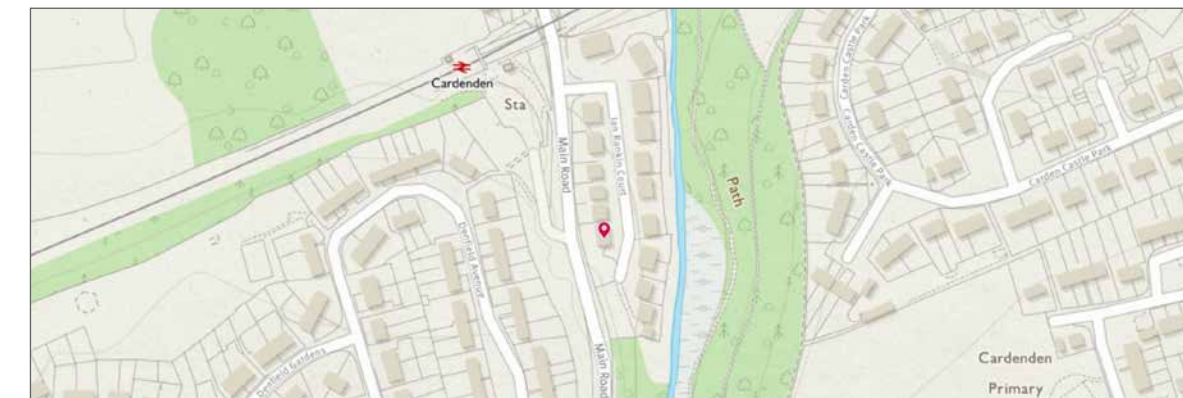


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