




McEwan Fraser Legal
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31 Orebank Road

CARDENDEN, FIFE, KY5 0JN

31 OREBANK ROAD

Cardenden, Fife

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, teasshop, 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.



31 Orebank Road is a delightful semi-detached villa with a large extension and in move-in condition. The property has been upgraded and extended, both inside and out, by the present owners and is in excellent order. There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front-facing window and French doors to the rear. There is a fully fitted kitchen to the rear with a full range of floor and wall mounted units and Access to the utility room, a rear door leads out to the landscaped rear gardens. The bright and spacious family room is located to the rear with windows flooding the room with natural light.




There are two double bedrooms upon the upper level, all of which are a good size and offer space for free-standing furniture. The stunning bathroom is also located on the upper level and has a white suite comprising of bath, WC, wash hand basin and shower complete with splash-back wet wall. The property benefits from double glazing and gas central heating. The attic area is partially floored.

The gardens to the rear have been landscaped and are low maintenance with a central pathway and a paved section to the rear, all of which are fully enclosed by a wooden slatted fence. Off-street parking is provided to the side of the property.




THE DETAILS






TRAIN LINKS



LOCAL AMENITIES




NEAR SCHOOLS

Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.70m (18'8") x 5.50m (18'1")
Dining Area	3.50m (11'6") x 2.30m (7'7")
Utility	2.30m (7'7") x 2.10m (6'11")
Bedroom 1	4.80m (15'9") x 2.80m (9'2")
Bedroom 2	3.70m (12'2") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 75m²
EPC Rating: C





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**Part
Exchange
Available**

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