



10 Cluny Park

CARDENDEN, FIFE, KY5 0PE

Cardenden lies a few miles north of the Forth Road Bridge and the property itself is only a few minute's drive from the motorway network. Lochgelly railway station provides quick and easy commuting access with direct lines to Edinburgh, and Cardenden, on the Fife circle, ensures access for the commuter. Within this area, there is a wide choice of local amenities including local schooling at both primary and secondary levels. There is local shopping for everyday requirements along with banking and postal services, for a more extensive shopping trip, Glenrothes, Dunfermline and Kirkcaldy are nearby.

For those looking for more leisurely pursuits, Lochore Meadows Country Park and Cluny Clays are both close and offer a full selection of outdoor activities including horse riding, golf with driving range, shooting, fishing and a variety of water sports. Dunfermline is home to the Fife Leisure Park which includes a multi-screen cinema, bowling alley, gym, garden centre, bingo hall and many restaurants.

10 Cluny Park is a delightful semi-detached villa in excellent condition. The property has been upgraded 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 leading to the spacious conservatory to the rear. The fully fitted kitchen/dining is located to the rear with a full range of floor and wall mounted units. The bathroom is also located on the lower level and has a white suite comprising of bath with shower overhead, WC and wash hand basin complete with splashback tiling. There are three double bedrooms upon the upper level all of which are a good size with the master benefitting from a shower area. The property features double glazing and gas central heating.

The gardens to the rear have been landscaped to incorporate low maintenance and are fully enclosed by a wooden slatted fence. Ample off-street parking is provided to the front of the property.


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Floor Plan & Dimensions

EXTRAS AND LOCATION MAP

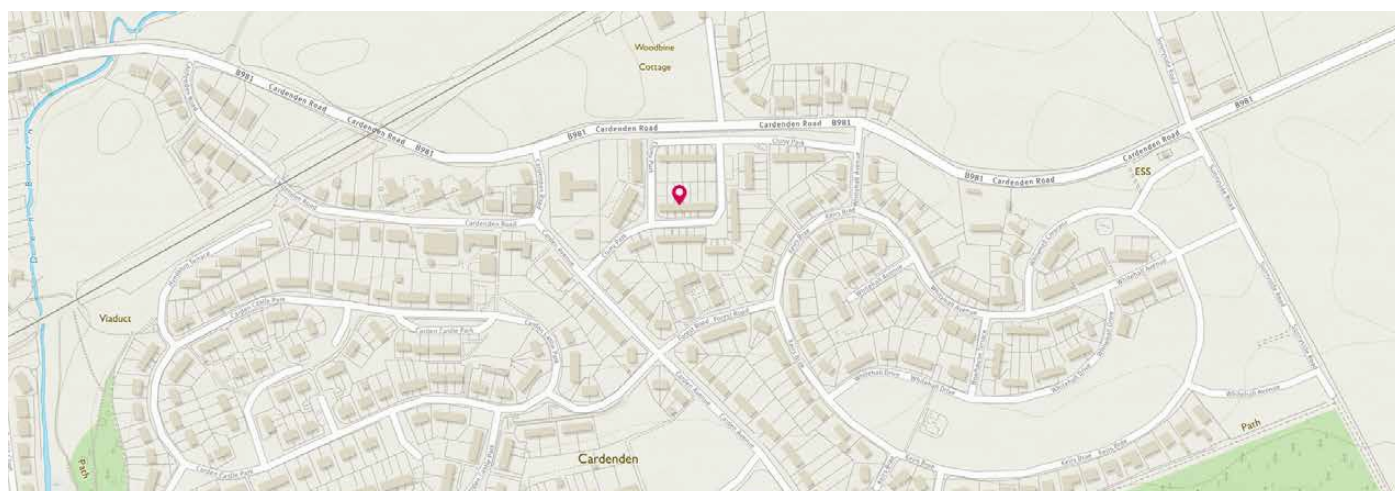
Approximate Dimensions
(Taken from the widest point)

Lounge	6.33m (20'9") x 3.65m (12')
Kitchen	3.41m (11'2") x 3.06m (10')
Conservatory	4.40m (14'5") x 3.04m (10')
Bedroom 1	3.59m (11'9") x 2.86m (9'5")
Bedroom 2	4.07m (13'4") x 2.65m (8'8")
Bedroom 3	4.24m (13'11") x 2.57m (8'5")
Bathroom	2.08m (6'10") x 1.70m (5'7")

Gross internal floor area (m²): 93m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.



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