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**135 CRAIGSIDE ROAD, CARDENDEN
OFFERS IN REGION OF £69,000**

Fords are delighted to welcome to the market this well presented and well proportioned, **TWO DOUBLE BEDROOMED**, end of terrace family villa located within a sought after residential location. The property is formed over two levels providing the prospective purchaser with flexible living accommodation. Early viewing of this property is highly recommended to avoid disappointment. Accommodation comprises of: Entrance Hallway, Lounge, Kitchen, 2 double bedrooms, Boxroom, Bathroom, Double Glazing, Gas Central Heating, Alarm System, Gardens to front and rear. **HOME REPORT AVAILABLE ON REQUEST**



General Description

Fords are proud to present to the market this spacious and well presented two double bedroomed, end of terrace family villa. This well proportioned home is located within a sought after area with many local amenities nearby including transportation links, local shopping, local schooling and health facilities.

On entering the property you are greeted with a bright and spacious entrance hallway providing access to all apartments. The hallway is of modern décor with laminate flooring. There are two cupboards within the lower hallway one providing storage space and the other housing the meters for the property.

The expansive lounge of the property has large double glazed windows situated to the front and rear of the room engulfing the room with light. A main focal point within the lounge is provided by the modern electric fireplace and surround. The lounge has ample space for freestanding furniture and could easily accommodate a dining area within the property if preferred by the prospective purchaser. The lounge is of neutral décor with laminate flooring.



The reasonably sized kitchen of the property is well equipped with an array of wall and floor units with coordinating worktops and integrated electric oven and gas hob. The kitchen walls are partially tiled creating a splash back surface and the kitchen floor has laminate covering. Access to the rear garden is gained via the kitchen.



Within the upper hallway there is a storage cupboard which houses the boiler for the property. Access to the loft is also gained via the upper hallway.



The master bedroom of the property is located with front aspect with stunning country views. The master bedroom is a large double bedroom with ample floor space available for freestanding furniture. The master bedroom is neutrally decorated with carpet floor covering.

The second double bedroom is located overlooking the easily maintained rear garden. This spacious room is also of neutral décor with carpet floor covering.

The property also has a large boxroom which is currently utilised as a storage area but could if preferred be utilised as a study area by the prospective purchasers.

The bathroom of the property comprises three piece coloured suite with over bath shower. The bathroom is fully tiled.



Externally to the front of the property there are enclosed gardens which are laid with chipped stones and mature shrubs for ease of maintenance to the prospective purchaser. To the rear of the property there is an enclosed garden which is fully paved with a drying area. The garden shed is included in the sale.



The property benefits from having double glazing, gas central heating and an alarm system.

Early viewing of this property is highly recommended to avoid disappointment

Location and Amenities

Cardenden is a Scottish town located on the South bank of the River Ore in the parish of Auchterderran, Fife. It is approximately 4 miles (6.4 km) North-West of Kirkcaldy. Cardenden was named in 1848 by the Edinburgh and Northern Railway for its new railway station. A former mining town, Cardenden had a reported population of 448 in 1891 that had increased to 2992 as of 2009.

Travel directions

On entering Cardenden continue forward onto B981 Main Road. Continue straight and veer right continuing on Main Road. Continue forward joining onto Station Road. Continue forward and turn left onto the B981 Wallsgreen Road. Turn right onto Kirkburn Drive. Continue forward onto Daisyfield Terrace. Turn left entering Craigside Road, Cardenden. No 135 is indicated by a large For Sale board clearly on display.

Map link

<http://www.streetmap.co.uk/map.srf?X=321583&Y=696073&A=Y&Z=110>

Council Tax

Band B

Extras

Included in the sale price are all carpets and floor coverings, light fittings and fixtures. The integrated cooker and garden shed are also included in the sale.

Room Dimensions

LOUNGE 6.24m x 3.15m (20'6 x 10'4)

KITCHEN 3.16m x 2.56m (10'4 x 8'5)

MASTER BEDROOM 3.94m x 3.50m (12'11 x 11'6)

BEDROOM 23.90m x 2.67m (12'10 x 8'9)

BOXROOM 2.06m x 1.75m (6'9 x 5'9)

BATHROOM 1.97m x 1.74m (6'6 x 5'9)

Home Report

Please note that the Home Report for this property is available on request. Please contact our office for further details.

Viewing

If you would like to view this property please contact us to arrange an appointment. We will gladly assist you with any information you require or further advice that is needed. Telephone: 01592 640630, Email: property@fords-solicitors.co.uk

FREE Pre-Sales Valuations

If you are to be selling your own property, you are welcome to contact our property department for a free, no-obligation valuation and a quotation for our services. We have many registered buyers and existing clients looking to buy all types of property.