

# first for homes

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Contact Allan England's Team

01592 752 944



Muirtonhill Road, Cardenden

**Offers over £74,995**



# Muirtonhill Road, Cardenden

Ideal First-Time Purchase - A Beautifully Decorated 2-Bed First Floor Flat Situated In A Popular Area Of Cardenden!

Allan England's award winning team at first for homes welcome to the market this beautifully presented 2-Bed first floor flat situated within a desirable area of Cardenden. The property forms an ideal first-time purchase offering truly move-in condition living accommodation comprising: welcoming entrance hallway with featured ceiling, spacious family lounge with Georgian style ceiling, modern kitchen, 2 double bedrooms, modern family bathroom with overhead shower. The rear garden grounds benefit from a large outbuilding with power and lighting and there is also on street parking to the front of the property. Early viewing is recommended to ensure you don't miss out on this beautiful home.

HOME REPORT VALUE £80,000

EPC RATING- C

COUNCIL TAX BAND-A

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Cardenden provides local shopping, leisure and primary school facilities. It also boasts hotels, restaurants, sports and leisure facilities and primary and secondary schooling. For the commuter Cardenden is approximately 7 miles from Kirkcaldy Town Centre, it also has its own railway station and the A92 allows swift access to local towns and Edinburgh.

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.







## **SITUATION - Cardenden**

### **ENTRANCE HALLWAY**

### **STAIRS TO UPPER LEVEL**

### **LOUNGE**

15'6" x 11'6" (approx) (4.74m x 3.53m (approx))

### **KITCHEN**

11'4" x 11'1" (approx) (3.46m x 3.38m (approx) )

### **BEDROOM 1**

12'7" x 12'0" (approx) (3.86m x 3.67m (approx))

### **BEDROOM 2**

12'7" x 8'6" (approx) (3.86m x 2.60m (approx))

### **BATHROOM**

7'9" x 4'10" (approx) (2.37m x 1.48m (approx) )

### **OUTBUILDING**

11'3" x 9'11" (approx) (3.43m x 3.04m (approx))

### **ON STREET PARKING**

### **INFORMATION**





**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261027)

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## FREE Valuation

### Selling Your Home?

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**first for aftercare**

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