

16 Dundonald Crescent, Cardenden,



Law Location Life

16 | Dundonald Crescent | Cardenden |

A generously proportioned Upper Flat, ideally located within the popular village of Cardenden, offering excellent potential for upgrading and modernisation.

The accommodation is accessed via a ground-level entrance hall with stairway leading to the main hallway. The property comprises a bright and spacious sitting room, a kitchen, two well-proportioned double bedrooms, and a bathroom.

Externally, the property benefits from a generous rear garden, providing ample outdoor space, along with a mono block driveway offering convenient off-street parking.

This property presents an excellent opportunity for buyers seeking a home with scope to add value and personalise to their own taste.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hall

Access is gained at ground level to the side. A carpeted staircase leads up to the accommodation.

Hallway

The hallway provides access to the sitting room, 2 bedrooms, bathroom and storage cupboard. There is a skylight and carpeted flooring.

Sitting Room

A large reception room with fireplace and gas fire, carpeted flooring, window to the front, shelved display cupboard with storage below and a door to the kitchen.

Kitchen

A rear facing kitchen which will benefit from upgrading. There is a stainless steel sink, fitted cupboards, two windows to the rear with countryside views and vinyl flooring.

Master Bedroom

A large double bedroom with fitted cupboard, carpeted flooring, window to the front and feature fireplace.

Bedroom 2

A further double bedroom with window to the rear, carpeted flooring and fitted cupboard.

Bathroom

The bathroom requires upgrading and comprises; wall hung sink, bath, wc, window to the rear and vinyl flooring.

Garden

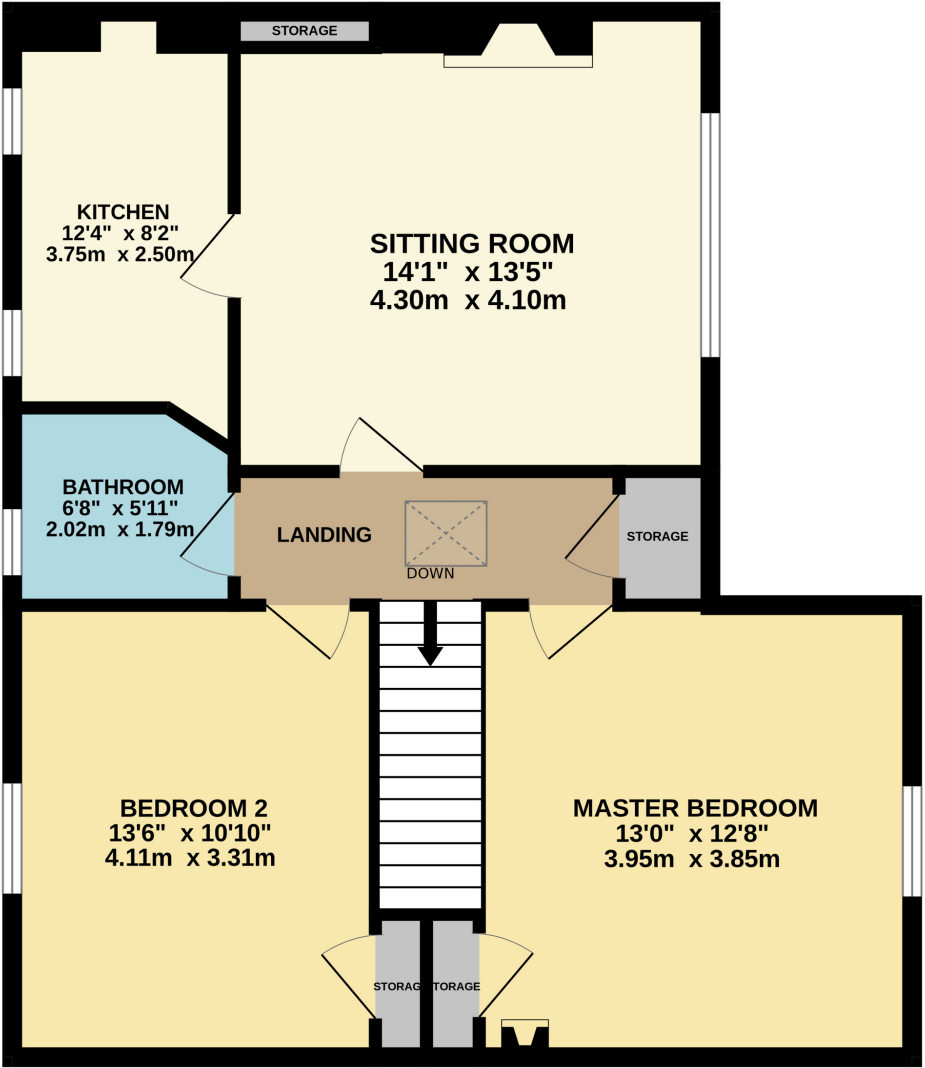
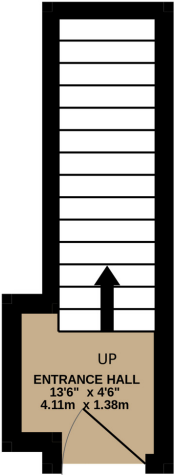
The property has a large garden area to the rear predominantly laid to lawn with a number of timber sheds.

Driveway

The mono block driveway to the side can accommodate 1/2 vehicles.

Heating

Gas central heating.

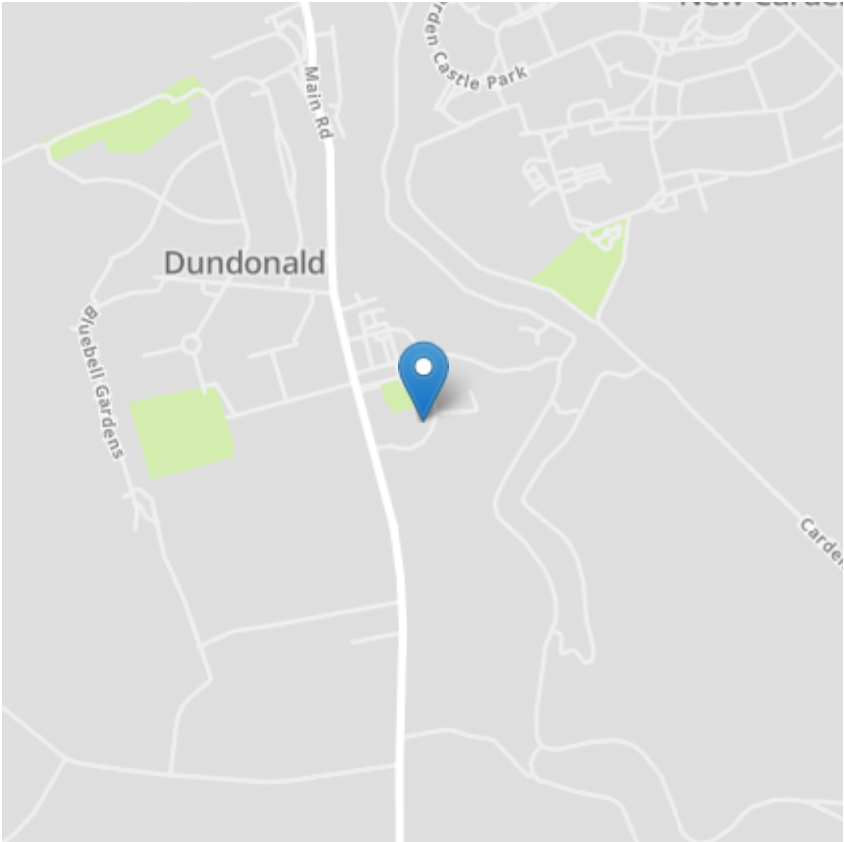






DUNDONALD CRESCENT, - A BETTER PLACE TO LIVE

Cardenden is a former mining town 4 miles north east of Cowdenbeath in west Fife. There are a range of amenities in Cardenden, with a Leisure Centre, shops, supermarkets, chemist, takeaways and primary schools, with Lochgelly High School a short drive away. Dunfermline is a 20 minute drive away with many facilities and attractions. The Kingsgate shopping centre and retail parks offer a selection of superstores, restaurants and bars with the nearby Fife Leisure Park which is home to a 10 screen cinema, private health club, bingo, bowling and mini golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout. Dunfermline is located approximately five miles from the Queensferry Crossing Bridge and is therefore popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee. There are two train stations in the town, with a Town Centre Bus Station and a nearby Park & Ride.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

