

# 44 Station Road, Cardenden, Lochgelly, KY5 0BP





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Recently refurbished 3 bedroom bungalow located 200m away from Cardenden railway station

Lochgelly 3m, A92 4m, Kirkcaldy 6m, Glenrothes 10m, Dunfermline 11m, Edinburgh 25m, Perth 29m, Glasgow 58m

44 Station Road is an attractive fully renovated detached stone house dating back 120 years. It was renovated 10 years ago with a new extension including a new kitchen, bathroom and bedroom. A new ensuite shower, new central heating system and double glazing.

3 bedrooms

Ensuite shower room

Family bathroom

Huge open plan kitchen/dining area

Large lounge

Rear access road with plenty of parking

Walled garden 25m x 20m

Car parking area within the garden

Double glazed

Gas central heating

Mains water gas and electricity



**Offers over £261,000**

**Home Report £275,000**

  
**mccrae&mccrae** Ltd  
Chartered Surveyors, Estate Agents, Planners & Valuers



## Accommodation

### GROUND FLOOR

The house is in immaculate condition with white laminate flooring in all rooms apart from the carpeted lounge and two bedrooms

Entrance Vestibule (W) 2.1m x 1.31m

Steps from main road to ornate partly glazed. Storm door with stain glass features

Entrance Hall and Corridor 2.55m x 1.25m, 2.55m x 1.88m, 3.18m x 0.83m

Generous hall with access to three bedrooms, lounge, family bathroom and kitchen. Ornate light fitting.

Lounge (W, S, N) 5.22m x 4.34m, 2.3m x 1.18m

Spacious Room with large bay windows affording lots of afternoon and evening sun. Ornate light fitting, built in storage cupboard.

Kitchen/Dining room (S,S,E) 7.83m x 3.08m, 2.32m x 1.39m

Huge family open plan room with French doors to the south and large windows to the south and east.

Fully fitted kitchen with wall and floor units, electric hob, two ovens and sink unit.

Open plan dining/family area.

Bedroom 1 (W, S, N) 4.49m x 3.22m, 2.3m x 1.18m

Large bedroom with mirrored built in wardrobe the full length of the east wall.

Bay windows catching the afternoon and evening sun.

Ensuite shower room 2.36m x 1.16m

Shower cubicle and power showers, WC and wash hand basin with vanity unit

Bedroom 2 (E) 3.73m x 3.3m

Large bedroom with partly mirrored built in wardrobe. Large window to the east.

Bedroom 3 (E) 3.2m x 2.97m

Window to the east. Walk in wall cupboard.



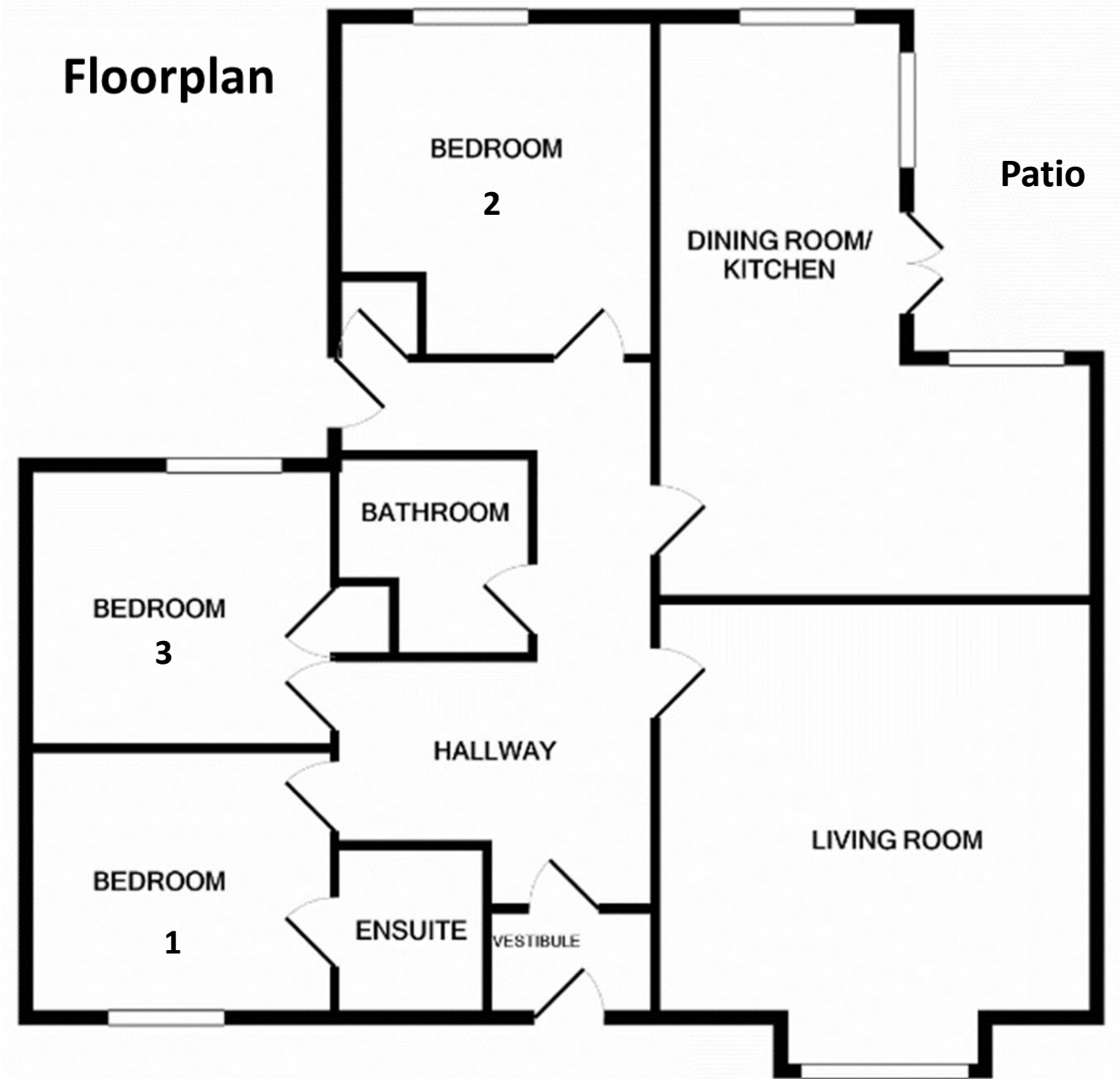


Family Bathroom (N) 2.31m x 1.59m, 1.68m x 0.7m, 0.78m x 0.87m  
Shower, cubicle with power shower, WC wash hand basin. Wall cupboard.

**OUTSIDE**

Garden 25m x 20m

The plot is surrounded with a high concrete wall (varying from 6ft to 4ft high) There is a patio and other tiled areas. There is a gated access on Station Road which affords quiet and easy access. There are a couple of park areas to the east of the house.





Hallway



Lounge



Kitchen/Dining room



Bedroom 1





Ensuite



Bedroom 2

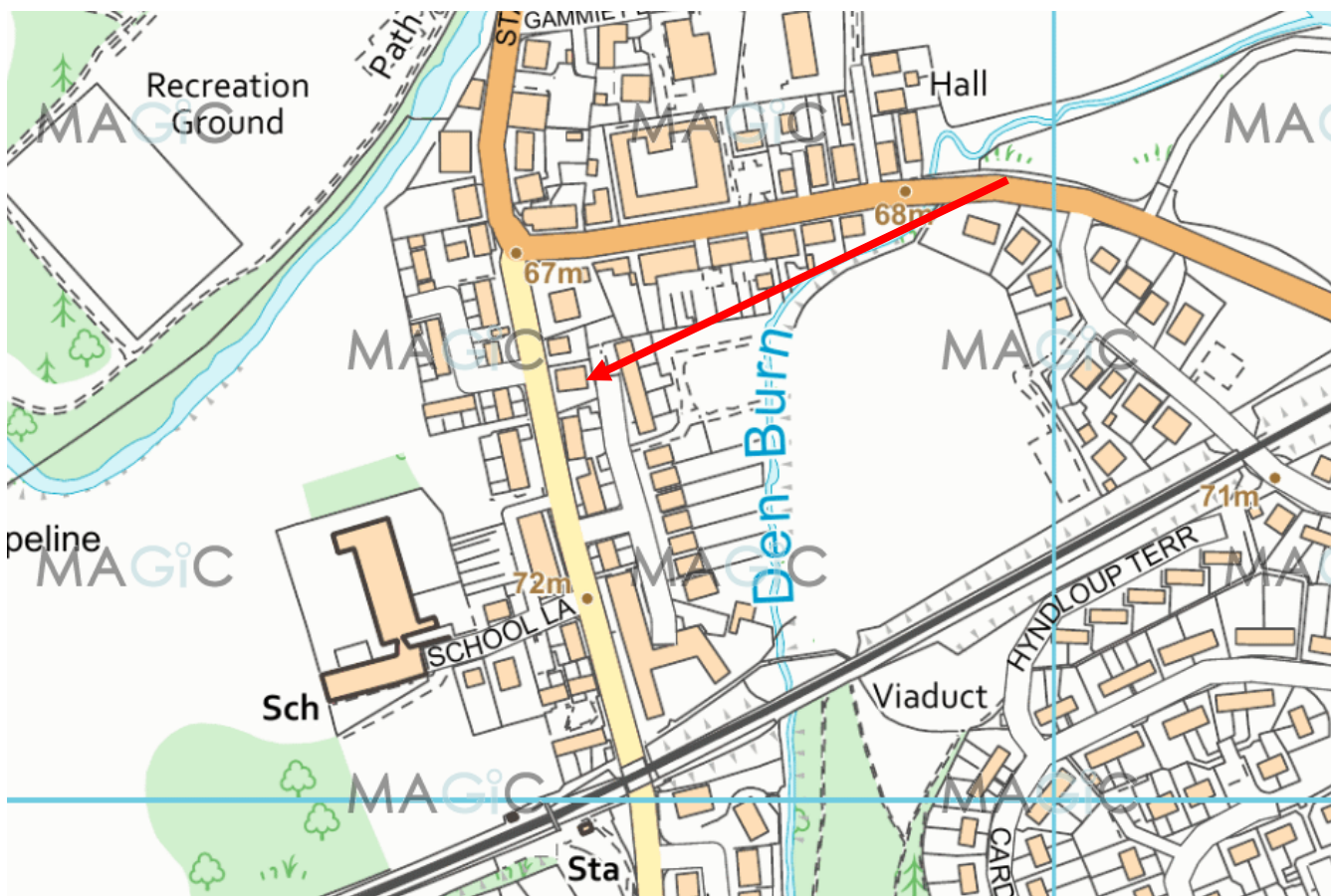


Bedroom 3



Family Bathroom





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## Directions

### Forth Road Bridge

Continue on the M90 and take the A92 junction 2A turnoff which is just before junction 3 to Dunfermline Halbeath turnoff. Continue on the A92 and take the Lochgelly turnoff. Turn right at the top of the slipway. Go straight on at the roundabout for a mile before turning left signposted Cardenden. After you go past the railway station you will see the house on the right just after the zebra crossing. Turn right just before the zebra crossing along Main Street first left. Station road is on the left at the end of Main street.



## From Kirkcaldy

Take the B981 to Cluny (0.3miles) and turn left to Cardenden. Enter Cardenden and continue past the new building site and as the main road swings to the right turn left and number 44 Station road is located on your left just before the zebra crossing.



### Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

### Closing Date

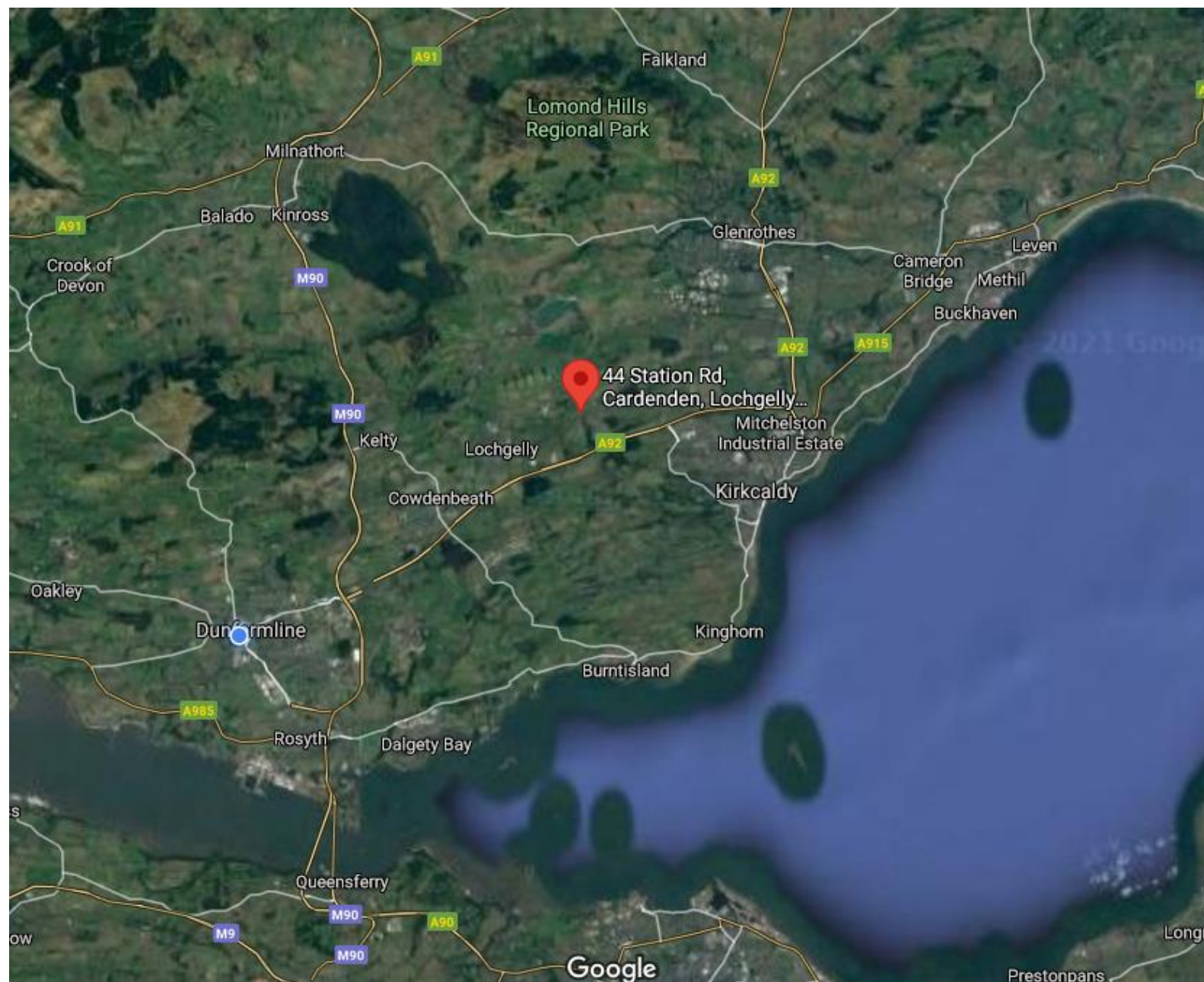
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

### Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

### Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



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