Malcolm Jack
& Matheson

2 BALGONIE GROVE
CARDENDEN, KY5 0AR



OFFERS OVER
£275,000

UNIQUE AND MODERN DETACHED FOUR BED VILLA IN MODERN ESTATE WITH LARGE SOUTH FACING REAR GARDEN, DOUBLE DRIVEWAY, DOUBLE GARAGE AND STUDIO

Hall
Lounge
Kitchen/Diner
Family room
Utility Room
4 Double Bedrooms. Master ensuite
Studio/Workspace with separate WC
Bathroom
Shower room
Double Glazing and Under Floor Central Heating
Double garage
Double driveway
South facing large rear garden
EPC Rating C



SITUATION

Cardenden has amenities to cater for day to day requirements with more extensive shopping and recreational facilities at nearby Kirkcaldy and Dunfermline. There is a swimming pool, bowling green, health centre and library. Primary schooling and High school is in nearby Lochgelly. Cardenden has its own Railway station making it an ideal commuter base. There are excellent links to the motorway system allowing easy access to Dundee, Glenrothes, Kirkcaldy, Dunfermline and Edinburgh. The local bus service is also regular.

PROPERTY

2 Balgonie Grove is a unique and modern 4 bed detached family villa. The property provides exceptionally spacious accommodation over two levels and has a studio with a private entrance. The studio could be used for a variety of uses including business use.

Internally the property is in good decorative order, but some parts of the property now require some attention. The property is bright and exceptionally spacious throughout and comes with high class finishings such as solid oak internal doors. There is a large area of living space and all bedrooms have built in double wardrobes. The property also benefits from double glazing and under floor central heating.

Externally the property is on a large corner plot and has a double driveway leading to a double garage with electric garage door. There are garden grounds to the front, side and rear of the property. The rear garden is large and South facing.

ACCOMMODATION

HALL 6.09m x 3.23m (20' x 10'7")

Bright and spacious hallway with staircase to upper level. Laminate flooring.

LOUNGE 7.19m x 4.36m (23'7" x 14'4")

Exceptionally spacious lounge with French doors out to rear garden. Laminate flooring.

KITCHEN/DINER 6.06m x 4.22m (19'11" x 13'10")

Modern fully fitted dining kitchen with matching wall and base units. Integrated sink and drainer, fridge, oven, cooker hood, 5 ring gas hob and dishwasher. Ample work surface space. Windows to rear overlooking the garden. Door out to garden. Tiled effect flooring.

FAMILY ROOM 3.55m x 2.90m (11'8" x 9'6")

Versatile room. TV point. Telephone point. Window to rear. Laminate flooring.

UTILITY ROOM 3.03m x 1.72m (9'11" x 5'8")

Modern fitted base units and work top with integrated sink. Washing machine and tumble dryer. Door leading out to side and rear. Laminate flooring.







SHOWER ROOM 2.52m x 1.90m (8'3" x 6'3")
Fully tiled modern white three-piece suite comprising shower cubicle with mixer shower, wash hand basin and WC. Opaque window to rear.

OFFICE/RECEPTION AREA 5.38m x 2.71m (17'8" x 8'11")
Double doors to front. Staircase up to the studio/workspace. Laminate flooring.

FIRST FLOOR

LANDING 6.89m x 3.23m (22'7" x 10'7")
Bright and spacious landing. Window to front. Laminate flooring.

BEDROOM ONE 3.60m x 3.45m (11'10" x 11'4")
Spacious double bedroom with two built in double wardrobes. Window to rear. Laminate flooring.

ENSUITE SHOWER ROOM 2.22m x 2.15m (7'3" x 7'1")
White modern three-piece suite comprising walk in shower unit with mixer shower, fitted vanity unit with integrated wash hand basin and WC. Opaque window to side. Vinyl tile effect flooring.

BEDROOM TWO 4.38m x 3.95m (14'4" x 13')
Double bedroom with window to rear. Built in double wardrobes. Laminate flooring.

BEDROOM THREE 4.36m x 3.23m (14'4" x 10'7")
Double bedroom with window to front. Built in double wardrobe. Laminate flooring.

BEDROOM FOUR 3.60m x 2.90m (11'10" x 9'6")
Double bedroom with window to rear. Laminate flooring.

BATHROOM 2.64m x 1.83m (8'8" x 6')
White modern three-piece suite comprising bath, wash hand basin and WC.

STUDIO/WORKSPACE 8.73m x 5.41m (28'8" x 17'9")
Could be used for a variety of uses including business use. Double doors to front onto Juliet balcony. Laminate flooring. Access to separate WC.

GARDENS AND GROUNDS
The property is situated on a large corner plot. To the front of the property there is some garden ground and a double driveway leading to a double garage with light and power also an electric door. The rear garden is large, laid mainly with lawn and is South facing. A fence surrounds this area but it does now require repair to make this area fully enclosed. There is also garden ground at the side of the property.

EXTRAS
All fitted carpets, floor coverings and fixtures are included in the sale together the integrated kitchen appliances and the washing machine and tumble dryer.

VIEWING
To view please contact Malcolm Jack & Matheson on 01383 723444.

HOME REPORT
There is a Home Report for this property.

ENTRY
Entry by mutual arrangement.

OFFERS
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

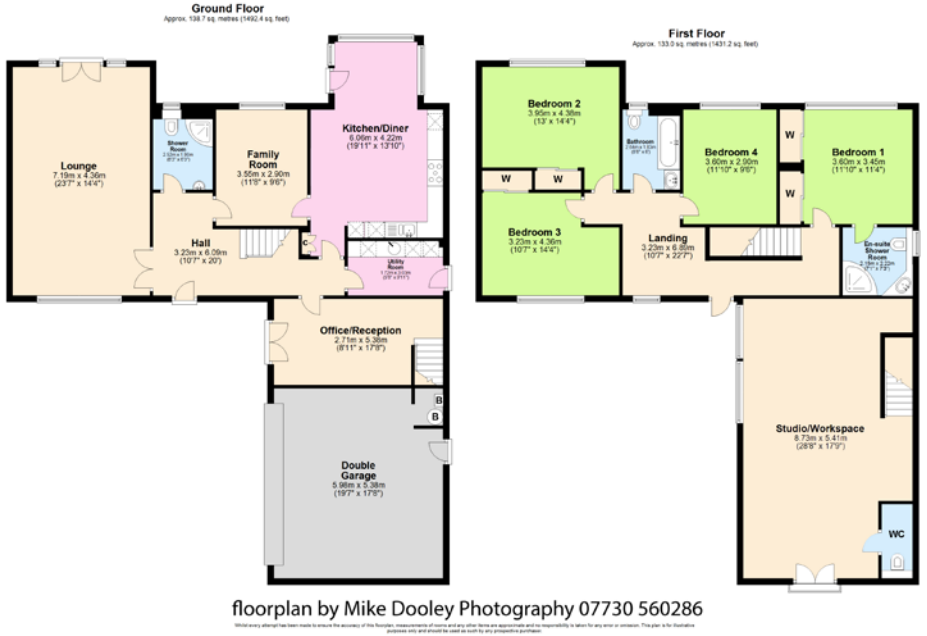
As this is an executry sale and the property was vacant when we were asked to arrange the sale we have been unable to verify certain information. None of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.









floorplan by Mike Dooley Photography 07730 560286

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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