



**Stevenson Marshall**  
Property & Law

97 Carden Avenue  
Cardenden, KY5 0EL  
Offers over £120,000

## 97 Carden Avenue, Cardenden

Rarely available, a well proportioned end terraced villa, with off street parking and pleasant open outlook to rear over neighbouring farmland.

The property boasts a good internal layout which includes a reception hallway, lounge, dining kitchen, modern shower room, upper landing and three double bedrooms.

Gas central heating and double glazed windows are installed, together with excellent storage throughout and a floored attic

Entrance hallway

Lounge 4.48m x 3.96m (14'8 x 13'0)

Kitchen 4.22m x 3.11m (13'10 x 10'2)

Shower room 2.19m x 1.31m (7'2 x 4'4)

Upper landing

Bedroom 1 4.04m x 2.81m (13'3 x 9'3)

Bedroom 2 4.16m x 3.01m (13'7 x 9'11)

Bedroom 3 3.64m x 3.31m (11'11 x 10'10)

The impressive gardens feature a generous patio area, summerhouse, pathways and a host of flower beds, shrubs and trees. There is a peaceful setting overlooking neighbouring farmland to rear and maximum privacy. A garage and driveway to side provide ample off street parking for several vehicles.

Carden Avenue forms part of a most convenient location within easy reach of excellent local amenities, a regular bus service, local library, primary schools and easy access to the M90 Motorway. Dunfermline is approximately nine miles away and the nearby town of Lochgelly offers good high street shopping, high school, primary schools, banking and railway station (with services to Edinburgh).

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.