



**Offers Over £220,000**  
**55 Bowhill View, Cardenden, Lochgelly, Fife, KY5 0NP**



# 55 Bowhill View, Cardenden, Lochgelly, Fife, KY5 0NP

Delmor are delighted to be marketing this beautifully presented detached villa set in a much sought after cul de sac location. Cardenden has a great range of amenities including shopping and schooling. There is a train station and close links to the A92 for the commuter. The property briefly comprises of on the ground floor - Entrance vestibule. Downstairs WC comprising of wash hand basin and WC. Bright spacious lounge/dining room with patio doors leading to the rear gardens. Stairs leading to the first floor. Ample space for dining table and chairs. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Dishwasher and integrated fridge/freezer. Utility with storage and is plumbed for washing machine. The first floor has top hallway. Spacious master bedroom with fitted mirrored wardrobes. Modern ensuite comprising of shower cubicle, WC and vanity unit housing the wash hand basin. There are two further bedrooms both with fitted mirrored wardrobes. Modern family bathroom comprising of bath with overhead shower and screen, WC and vanity unit housing the wash hand basin. The property also benefits from gas central heating, double glazing and storage. The front gardens are open with lawned area and driveway leading to the garage. The rear gardens are fully enclosed and has mature plants and is mostly laid to lawn. Slabbed patio area, making this an ideal entertaining space. Garden shed. Early viewing is highly recommended to fully appreciate the space and layout on offer on this move in condition property which is in fantastic decorative order, a credit to the current owner.

## Ground Floor

### Entrance Vestibule

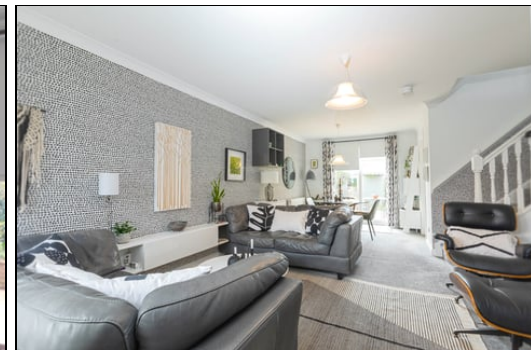
### Downstairs WC



1.8m x 0.9m (5' 11" x 2' 11")



### Lounge/Dining Room



7.09m x 4.06m (23' 3" x 13' 4")

## Kitchen



## Utility

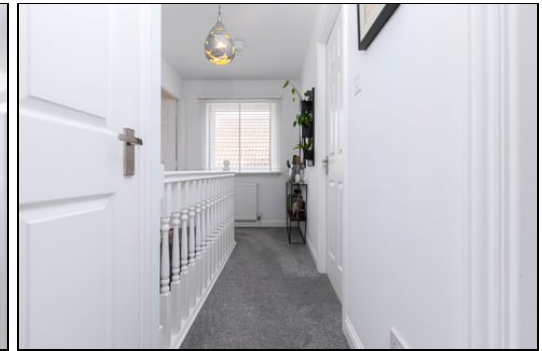
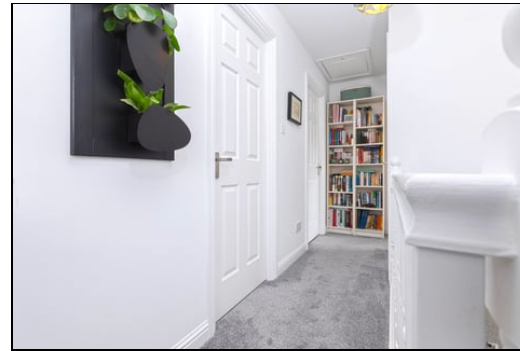
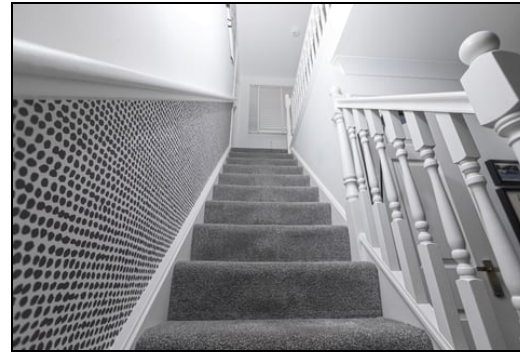


1.83m x 1.3m (6' 0" x 4' 3")

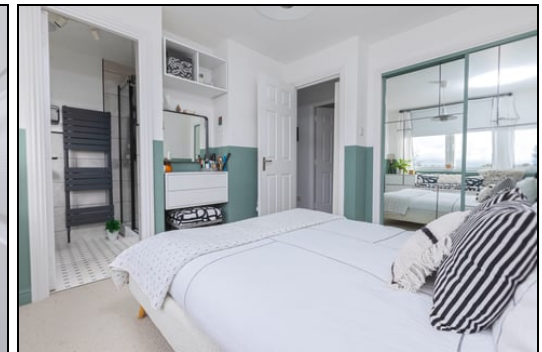
## First Floor



## Top Hallway



## Master Bedroom



3.31m x 2.64m (10' 10" x 8' 8")





Ensuite



2.2m x 1.55m (7' 3" x 5' 1")

Bedroom



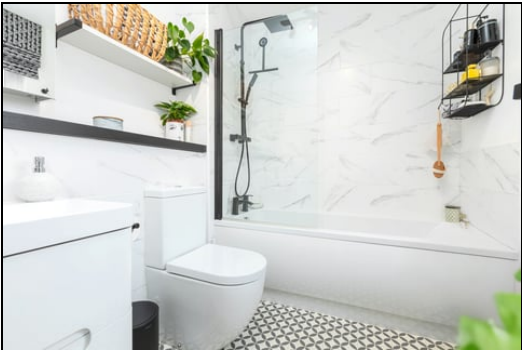
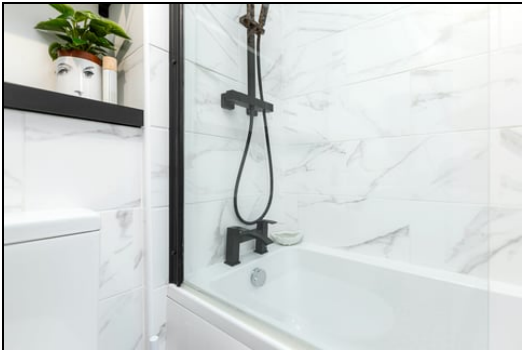
3.59m x 2.94m (11' 9" x 9' 8")

Bedroom



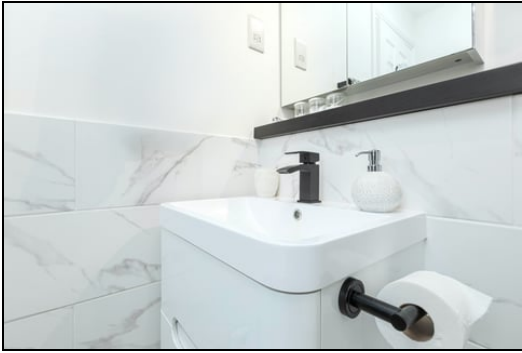
2.6m x 2.18m (8' 6" x 7' 2")

Family Bathroom



2.29m x 2.0m (7' 6" x 6' 7")





### Gardens



### Extras

All floor coverings and light fittings. Gas hob, electric oven and extractor fan. Integrated fridge/freezer. Dishwasher. Washer/dryer. Electric blinds in dining area, back bedroom and smallest front bedroom. Garden shed.

### SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject



to a small margin of error.

### MEASUREMENTS

All measurements are approximate.

### APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

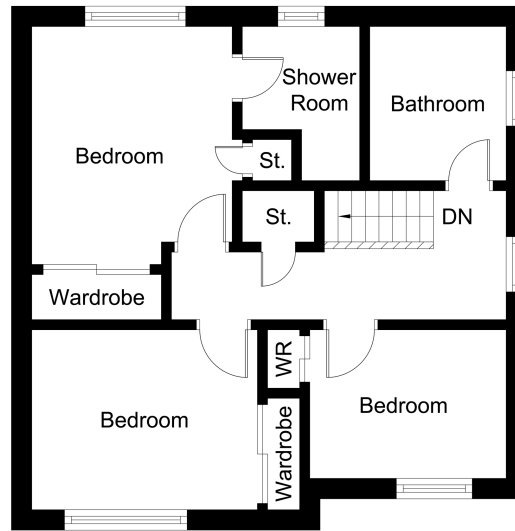


## **MORTGAGE & FINANCIAL ADVICE**

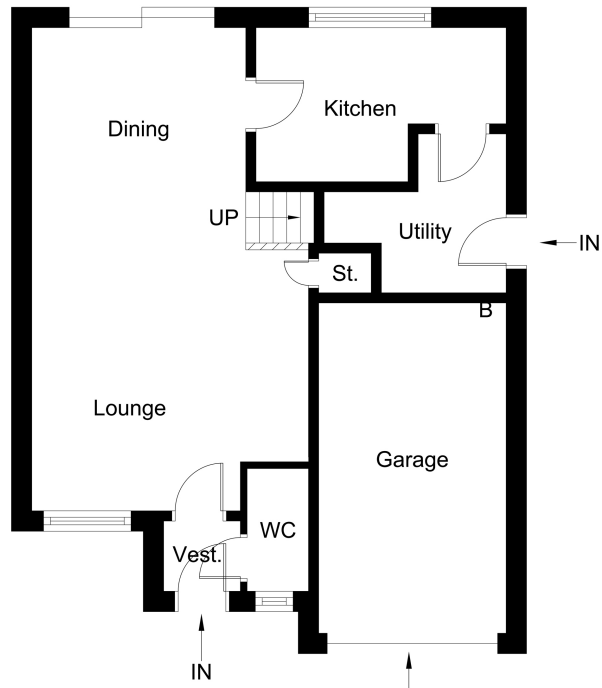
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

## **FREE VALUATION**

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



First Floor



Ground Floor