



**Offers in Region of £125,000**  
**2 Woodside Terrace, Cardenden, Lochgelly, Fife, KY5 0LZ**

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Delmor are delighted to present to the market this substantial semi detached villa set in a popular location. Cardenden has a host 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 - Entrance hallway. Bright spacious lounge with French doors through to the conservatory. Conservatory overlooking the rear garden. Modern kitchen with floor and wall mounted units incorporating electric hob with oven below and overhead chimney extractor fan. Integrated dishwasher. First floor has two double bedrooms both with fitted wardrobes. Bedroom 2 also has fitted furniture. Shower room comprising of corner shower cubicle. Vanity unit housing the wash hand basin and WC. The front garden is enclosed with chipped areas. There is a driveway to the side leading to the garage. The rear gardens are also enclosed and are low maintenance. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer.

### Ground Floor

#### Entrance Hallway



1.92m x 2.2m (6' 4" x 7' 3")

#### Lounge



5.69m x 3.42m (18' 8" x 11' 3")



#### Conservatory



2.88m x 2.55m (9' 5" x 8' 4")



**Kitchen**



3.39m x 1.96m (11' 1" x 6' 5")

**First floor**

**Bedroom 1**



3.86m x 2.8m (12' 8" x 9' 2")

**Bedroom 2**



2.97m x 2.83m (9' 9" x 9' 3")



**Shower Room**



1.87m x 1.72m (6' 2" x 5' 8")

**Gardens**



**Extras**

All floor coverings. Electric hob and oven. Extractor fan. Integrated dishwasher.



**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

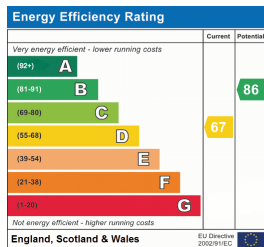
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

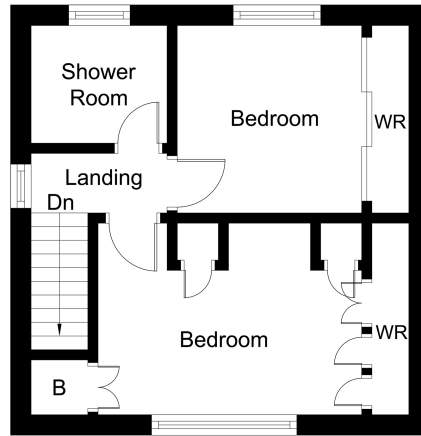
## MORTGAGE & FINANCIAL ADVICE

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.

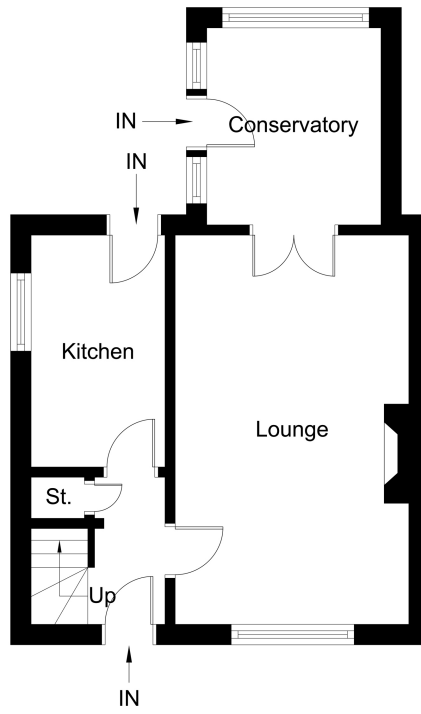
## FREE VALUATION

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.





Second Floor



First Floor

Ground Floor