



Offers Over £465,000
11 Woodend Road, Cardenden, Lochgelly, Fife, KY5 0NE

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Delmor are excited to bring to the market this exceptional, individually designed, executive chalet style villa showcasing locally quarried Drumhead natural sandstone as it's external finish. The property is situated on the outskirts of Cardenden which has a wide range of everyday amenities, including shops, leisure centre, schools, eateries and a golf course within a 5 minute walk from the house. Cardenden has a mainline railway station with regular links to Edinburgh. The A92 and M90 provide convenient links to Edinburgh, Edinburgh Airport, Dundee, Perth and across the Kincardine Bridge to Stirling, Glasgow and the West. The A92 also provides access to the Fife Central Retail Park and the City of Dunfermline which both provide a wide range of shopping and entertainment. The property consists of on the ground floor - Spectacular, welcoming reception hallway with French doors leading to the gardens and stairs leading to the first floor. Downstairs toilet comprising of vanity unit housing the wash hand basin and WC. Stunning, spacious open plan lounge with wrap around windows providing lots of natural light and views of the south facing wrap around garden as well as access to the garden via French doors. A dual aspect gas fire leads you through to the open plan modern kitchen and dining room with floor and wall mounted units incorporating breakfasting island with 5 burner gas hob, two NEFF ovens below and overhead extractor fan. Integrated dishwasher and wine cooler. Natural stone splashback. Ample space for dining table and chairs. Utility room with units matching the kitchen and space for washing machine and tumble dryer. Access to the integral garage. Substantial master bedroom with double aspect windows allowing stunning views over the surrounding countryside. Modern en suite with four piece suite comprising of bath, double shower cubicle, WC and vanity unit housing the wash hand basin. Dressing room with mirrored wardrobes and dressing table. Bedroom two is another double with mirrored wardrobes. Access to the main bathroom. Family bathroom with four piece suite comprising of bath, double shower, WC and double shower cubicle. Bedroom three is a further double with mirrored wardrobes. The first floor has a gallery hall with library space. Games room, bar area and second lounge. Bedroom four is also a double and is currently being utilised as home office, gym space. The property sits on a large plot with an open outlook. The mono block driveway provides ample parking and leads to the garage with power/light. There are extensive, beautifully landscaped gardens to the side and rear with numerous patio/seating areas making this an ideal entertaining home. The gardens are laid to lawn with mature plants. There is a summerhouse, pergola and hot tub. The property also benefits from double glazing, water under floor heating downstairs and heating, hot water is provided by the state-of-the-art Vaillant Air Source heat pump. Engineered real wood Oak flooring and oak finishings throughout. Early viewing is an absolute MUST on this beautiful home which is a credit to the current owner.

Ground Floor

Reception Hallway



Downstairs Toilet



1.4m x 1.4m (4' 7" x 4' 7")

Lounge



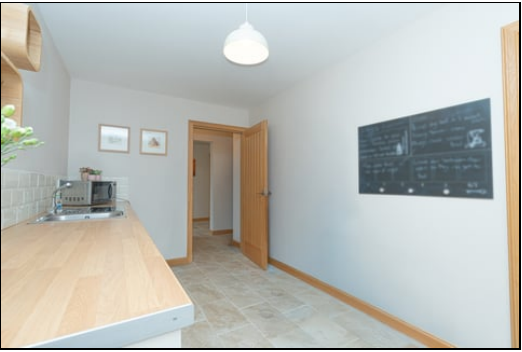
5.3m x 6.0m (17' 5" x 19' 8")



Dining Kitchen



Utility Room



2.6m x 4.5m (8' 6" x 14' 9")

Master Bedroom



6.3m x 5.9m (20' 8" x 19' 4")



4.3m x 4.8m (14' 1" x 15' 9")



En Suite



2.2m x 3.5m (7' 3" x 11' 6")

Dressing Room



2.2m x 3.7m (7' 3" x 12' 2")

Bedroom



4.8m x 3.7m (15' 9" x 12' 2")

Family Bathroom



3.5m x 2.2m (11' 6" x 7' 3")



Bedroom



3.6m x 3.5m (11' 10" x 11' 6")



First Floor

Gallery Landing



Library

2.7m x 1.8m (8' 10" x 5' 11")

Games Room/Lounge



5.2m x 10.8m (17' 1" x 35' 5")



Bedroom/Office



3.8m x 4.4m (12' 6" x 14' 5")



Gardens





Summerhouse



Extras

All floor coverings. Five burner gas hob. two NEFF ovens and extractor fan. Integrated dishwasher and wine cooler. Summerhouse, pergola and hot tub.

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.

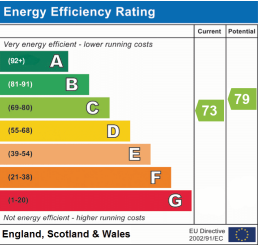




Illustration for identification purposes only, measurements are approximate,
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