



Fixed Price £55,000
49 Kirkburn Drive, Cardenden, Lochgelly, Fife, KY5 0LT

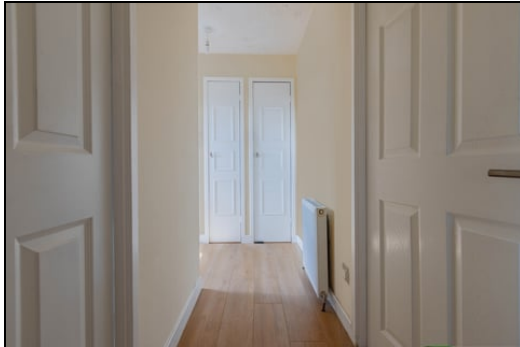
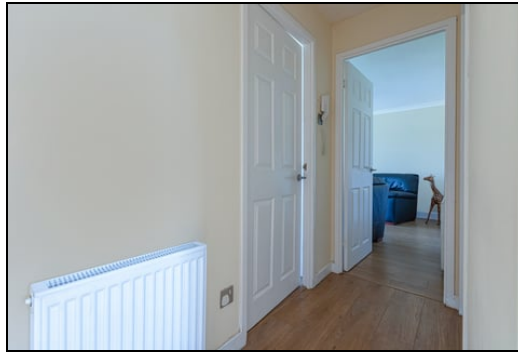
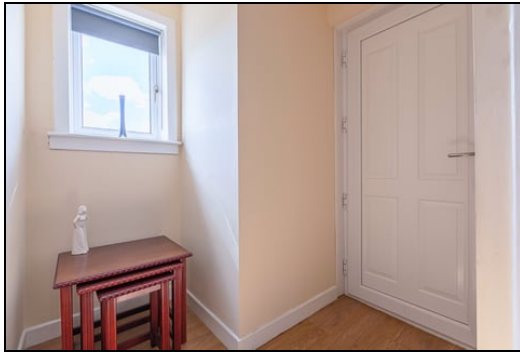
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* £10,000 BELOW HOME REPORT VALUE *

Delmor are delighted to bring to the market this well presented upper flat set in a popular location. Cardenden has a 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 - Entrance door through to the hallway with storage cupboards. Bright spacious lounge. Modern kitchen with floor and wall mounted units incorporating electric hob with oven below and overhead extractor fan. Washing machine and fridge. Large double bedroom with storage cupboard. Modern shower room comprising of shower cubicle. WC. Vanity unit housing the wash hand basin. There is a garden to the rear with a slabbed patio and chipped area. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended, would ideally suit the first time buyer or buy to let.

First Floor

Entrance Hallway



Lounge

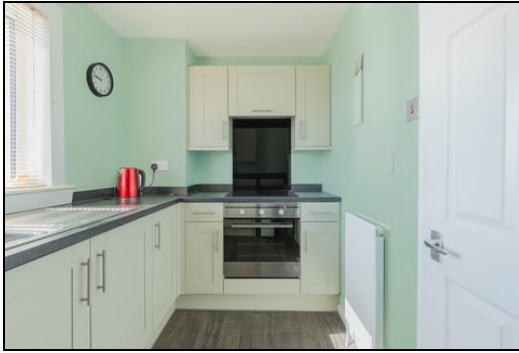


4.22m x 3.83m (13' 10" x 12' 7")

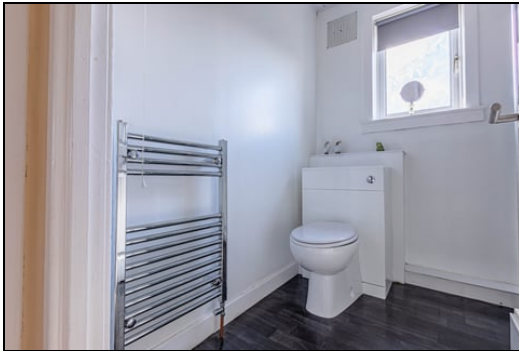
Kitchen



3.32m x 1.85m (10' 11" x 6' 1")



Shower Room



1.94m x 1.86m (6' 4" x 6' 1")

Bedroom



3.22m x 3.19m (10' 7" x 10' 6")



Garden

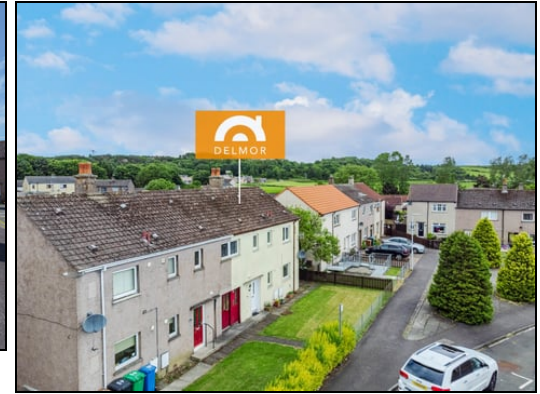


Extras

All floor coverings. Electric hob and oven. Extractor fan. Washing machine. Fridge. Blinds. Sofa.

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

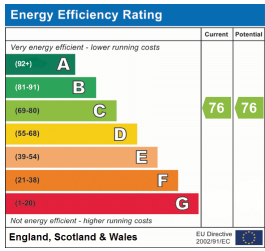
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

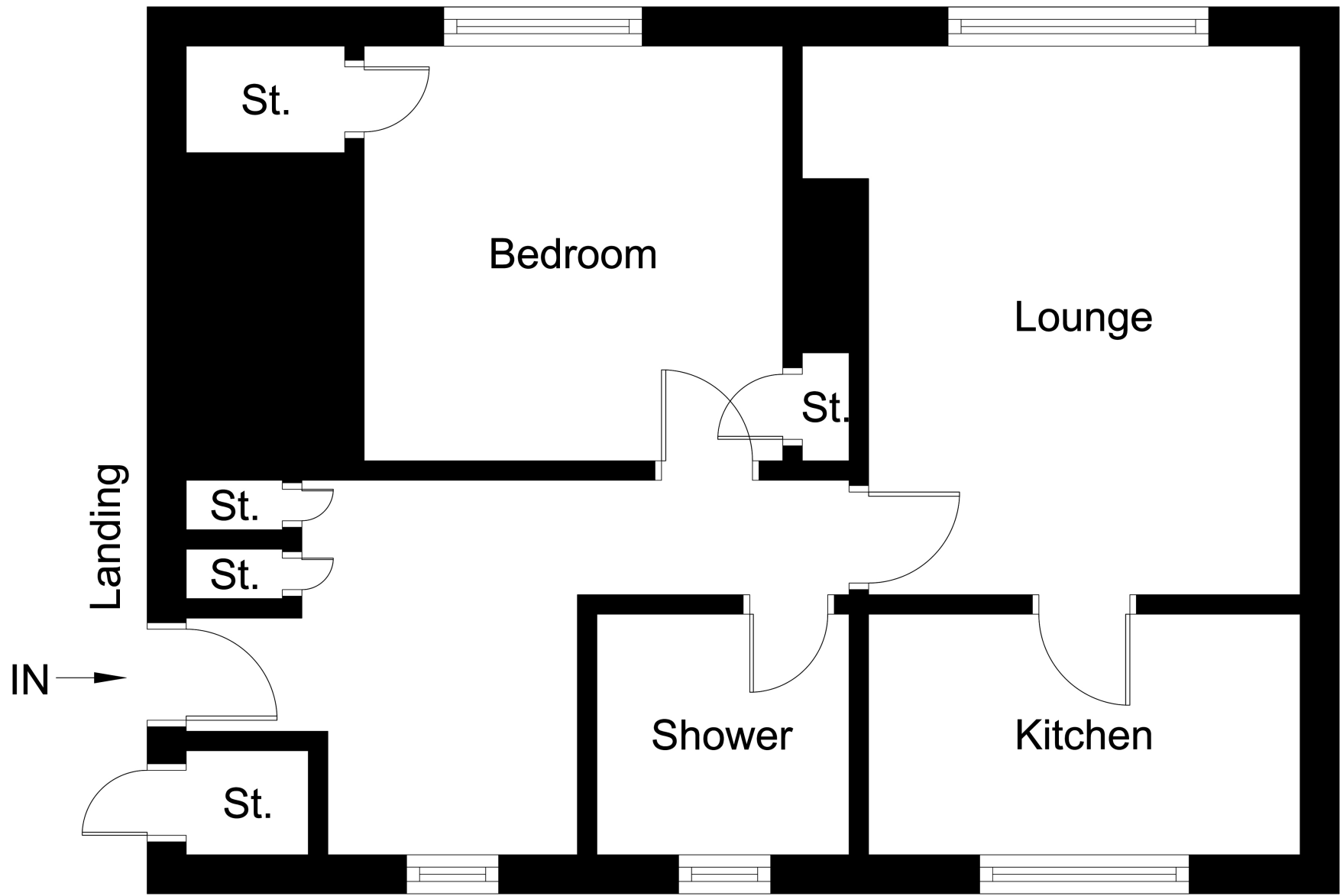
MORTGAGE & FINANCIAL ADVICE

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 Flat