

# 69 Derran Drive

CARDENDEN, LOCHGELLY, FIFE, KY5 0JH



*Lovely four-bedroom extended house in a popular location*



01592 800 695



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





69 Derran Drive is a delightful four-bedroom home in good condition. The property has been extended to the side to offer additional space on the ground level.

# THE LOUNGE



The property has a wealth of space and would make a fantastic purchase for a first-time buyer. There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has front and rear-facing windows. The fully fitted kitchen is to the rear with a full range of floor and wall-mounted units and a rear door leading out to the landscaped gardens. Bedroom four, or the second reception room, is also located on the ground level.



# THE KITCHEN





# BEDROOM 4







There are three double bedrooms on the upper level, all of which are a good size. The family bathroom is also located on the upper level and has a white suite comprising a shower, WC and wash hand basin complete with splash-back tiling. The property features double glazing and gas central heating.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





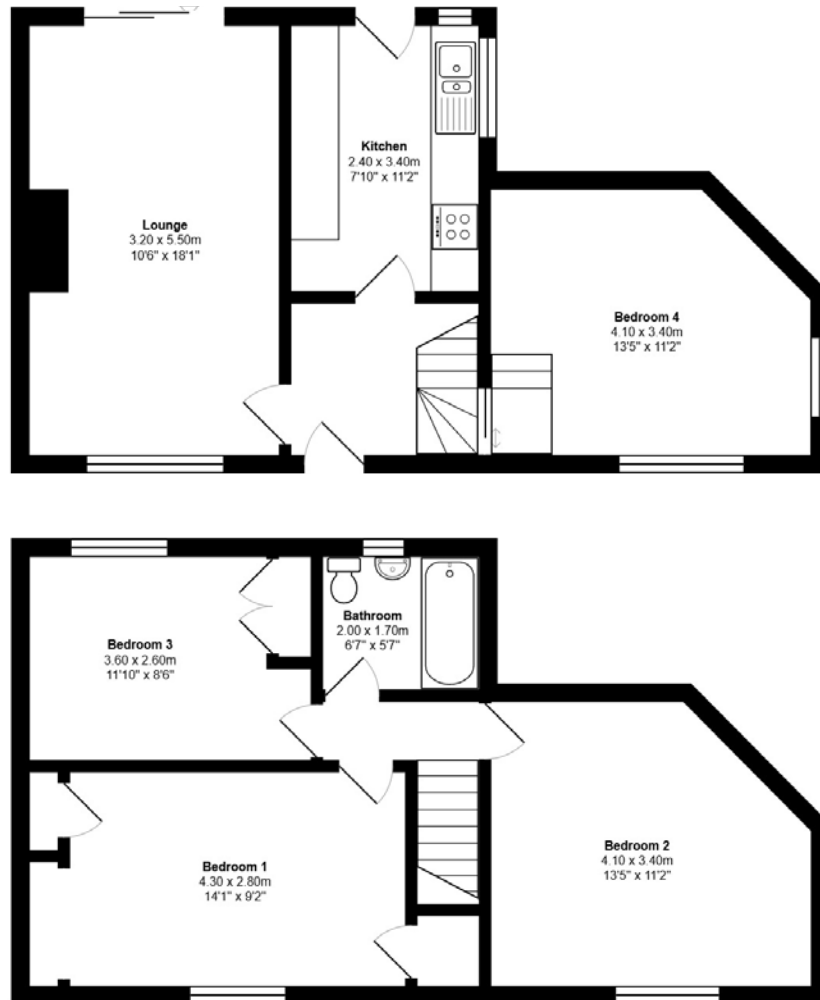
# EXTERNALS



The garden to the rear (which includes a shed) is fully enclosed by fences on two sides and a fence to the neighbouring garden. The property further benefits from off-street parking.

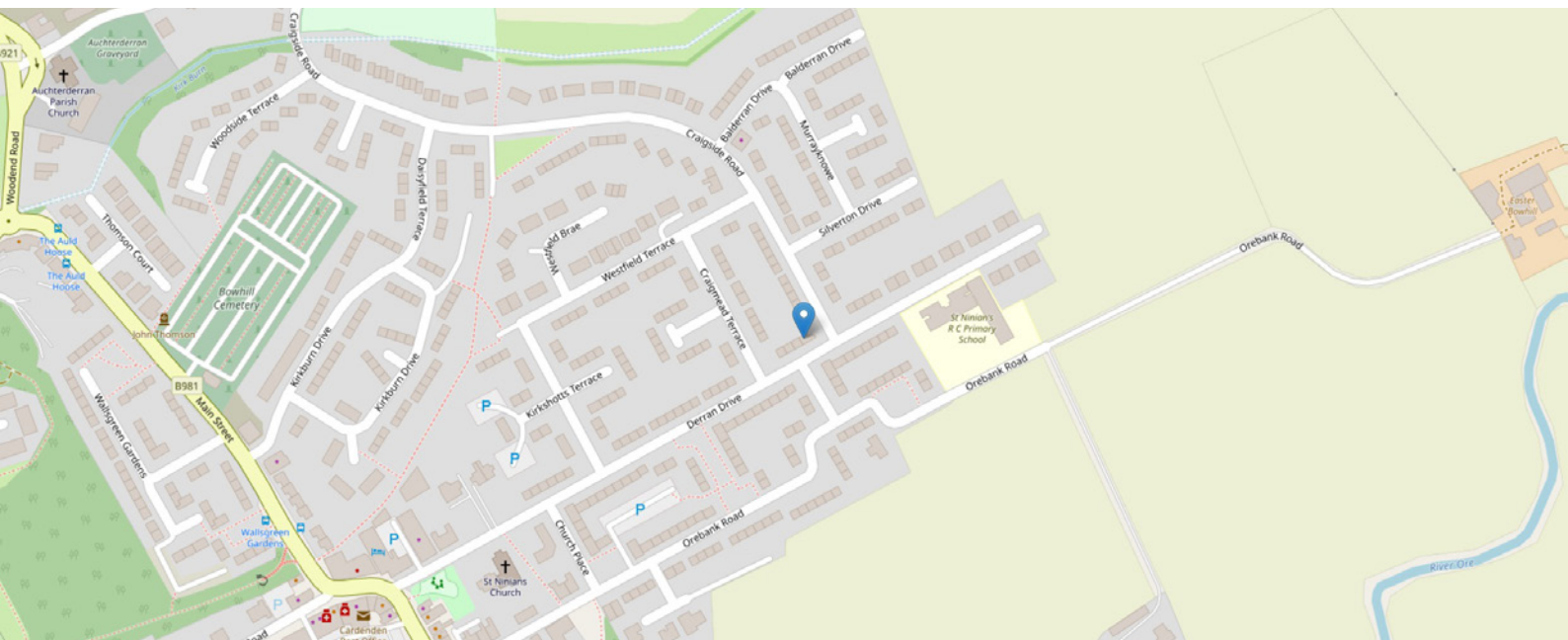


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 89m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Cardenden lies a few miles north of the Forth Road Bridge, and the property itself is only a few minutes' drive from the motorway network. Lochgelly railway station provides quick and easy commuting access with direct lines to Edinburgh, and Cardenden, on the Fife circle, ensures access for the commuter. Within this area, there is a wide choice of local amenities, including local schooling at both primary and secondary levels. There is local shopping for everyday requirements along with banking and postal services, for a more extensive shopping trip, Glenrothes, Dunfermline and Kirkcaldy are nearby.







For those looking for more leisurely pursuits, Lochore Meadows Country Park and Cluny Clays are both close and offer a full selection of outdoor activities including horse riding, golf with driving range, shooting, fishing and a variety of water sports. Dunfermline is home to the Fife Leisure Park, which includes a multi-screen cinema, bowling alley, gym, garden centre, bingo hall and many restaurants.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01592 800 695

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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