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1 Cadell Reach  
Dunfermline  
KY11 8ND

maloco + associates are pleased to present to the market this well maintained and stylish detached family villa situated in one of the Dunfermline's most sought after residential locations. The property is brought to the market in move-in condition.

The lounge is found to the front of the property with a large four window formation out onto the front garden letting in lots of natural light. There is a laminate floor and fliving flame gas fire with marble surround and raised hearth. The lounge leads through to a separate dining room which is accessed via French doors with a patio door out onto the rear garden. The dining room is large enough for formal or informal dining purposes and has a door leading through into the kitchen.

PRICE: OA £200,000

maloco + associates 

*a winning team*

solicitors + estate agents



#### GENERAL DESCRIPTION CONTINUED

The breakfasting kitchen is found to the rear of the property and has ample space for dining table and chairs, window overlooking the rear garden and door into the utility room. There is a large selection of modern base and wall mounted units with excellent complementary work surface area and an integrated Smeg stainless steel gas hob with extractor above and double oven/grill as well as built-in fridge freezer.

The aforementioned utility room has door leading out on the rear garden, a door leading into the integral garage which is an excellent size with light and power and also storage cupboards. The utility room also holds gas central heating boiler, sink, work surface, base mounted units, plumbing for washing machine. The downstairs accommodation is finished off by a very good sized cloakroom with porthole window to front, ceramic tiled floor and two piece white suite.

The upstairs accommodation is accessed via a carpeted staircase and there are four bedrooms upstairs. The master bedroom is found to the front of the property and has excellent built-in storage space and a door

leading into the en suite with three piece shower suite with low set WC, pedestal wash hand basin and oversized shower cubicle with thermostatic controlled shower. Bedrooms two and three are both double in size and face out over the rear garden. Bedroom two having built-in wardrobe space. The fourth bedroom is an excellent size, currently being utilised as a single bedroom but could easily be a large home office.

The family bathroom completes the accommodation within the property and there is a ceramic tiled floor, airing cupboard and three piece white suite with hand held shower and wall mounted electric shower. The property further benefits from a gas fire central heating system and double glazing and there are well maintained garden grounds to both front and rear of the property. These are mainly laid to lawn and the rear garden is fully enclosed. Off street parking is provided by a double tarmac drive with the aforementioned integral garage.

In summary this is an excellent opportunity to acquire a substantial four bedroom family home which is in superb internal décor and early viewings are highly recommended.





ACCOMMODATION

LOUNGE

DINING ROOM

KITCHEN

UTILITY ROOM

DOWNSTAIRS WC

MASTER BEDROOM

EN SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

GARDENS AND GROUNDS

**EXTRAS TO BE INCLUDED IN SALE PRICE**

All fitted carpets, floor coverings, light fittings, oven, hob, extractor hood and fridge freezer.

**VENDORS**

Clients of maloco and associates

**VIEWING**

Strictly by appointment through maloco + associates, Telephone 01383 629720.

**OPENING HOURS**

Monday - Friday 9.00am - 5.00pm Saturday 9.30am - 12.30pm

**LOCATION**

Cadell Reach is situated in the ever popular eastern expansion which is a superb base for those commuting to both north and south of the Forth Road Bridge by road or rail. Shopping for every day requirements can be found within the Kingsgate covered shopping centre which has a pedestrianised precinct and there is wide range of supermarkets and superstores throughout the Dunfermline area. Schooling of good repute can be found for both primary and secondary education throughout Dunfermline.

**TRAVEL DIRECTIONS**

From Dunfermline town centre proceed to Sinclair Gardens roundabout then along St. Margarets Drive. Take the second exit on the roundabout and proceed towards Hospital Hill. At the second set of lights turn left onto Aberdour Road and travel straight through to Masterton roundabout.

**OFFERS**

Offers should be submitted in writing to:-

**maloco + associates**  
Solicitors & Estate Agents  
6/8 Bonnar Street  
DUNFERMLINE  
KY12 7JR

Telephone (01383) 629720  
FAX (01383) 621333  
LP 32, Dunfermline



Whilst believed to be correct these particulars are for guidance only and all sizes are approximates. Prospective purchasers shall be deemed to have satisfied themselves as to the dimensions of the property. Measurements by sonic measuring device.

**VALUATION SURVEY HOW MUCH IS YOUR PROPERTY WORTH?**

We can provide the answer to this question. We offer a valuation service without cost or obligation. Please contact our offices on 01383 629720 to arrange a free valuation. Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

