

# 22 Trinity Crescent

KELTY, FIFE, KY4 0FB



*Superb location for this delightful four-bedroom villa with master en-suite*



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Part Exchange available! We are delighted to bring to the market this lovely, four-bedroom, detached villa, set in a popular location. This property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance to local amenities.

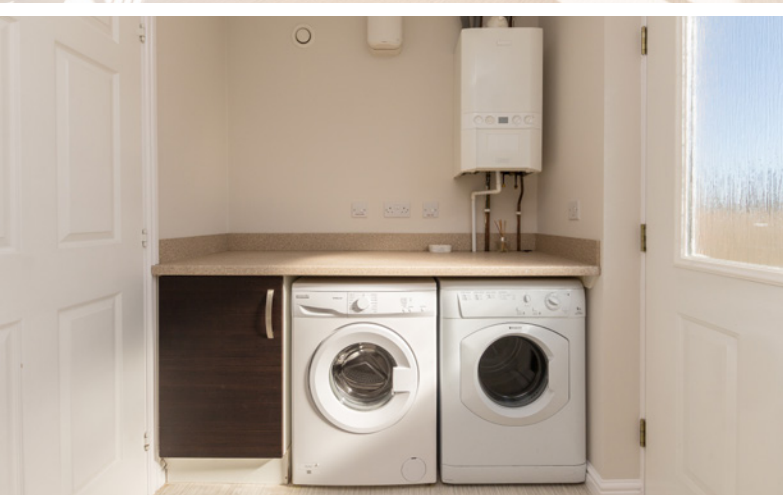
# THE LOUNGE



This superb villa has been meticulously maintained and presented to a high specification including a modern kitchen with built-in appliances. The lounge and dining kitchen offers ease of use and is a popular combination for young families. The lounge is set to the front with a window to the garden. The house gives a sense of spaciousness with a quality finish. A convenient guest cloakroom is located off the utility room.

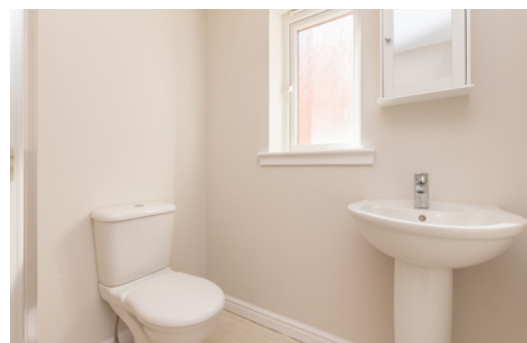


# THE KITCHEN, UTILITY & WC



Four bedrooms, the master having an en-suite shower room adds to the appeal.  
The family bathroom offers a three-piece white suite.

# THE MASTER BEDROOM



# BEDROOM 2





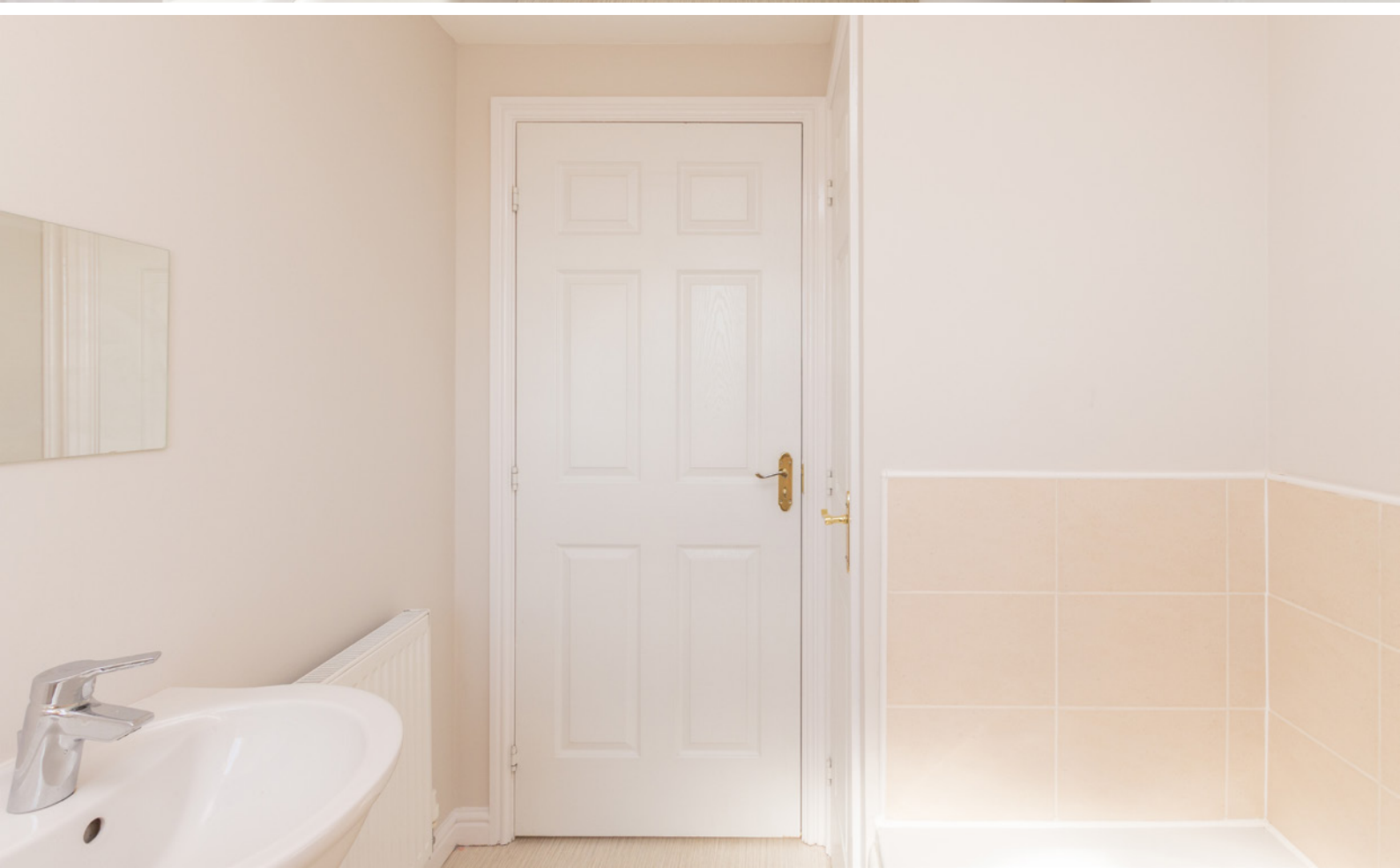
# BEDROOM 3



# BEDROOM 4



# THE BATHROOM





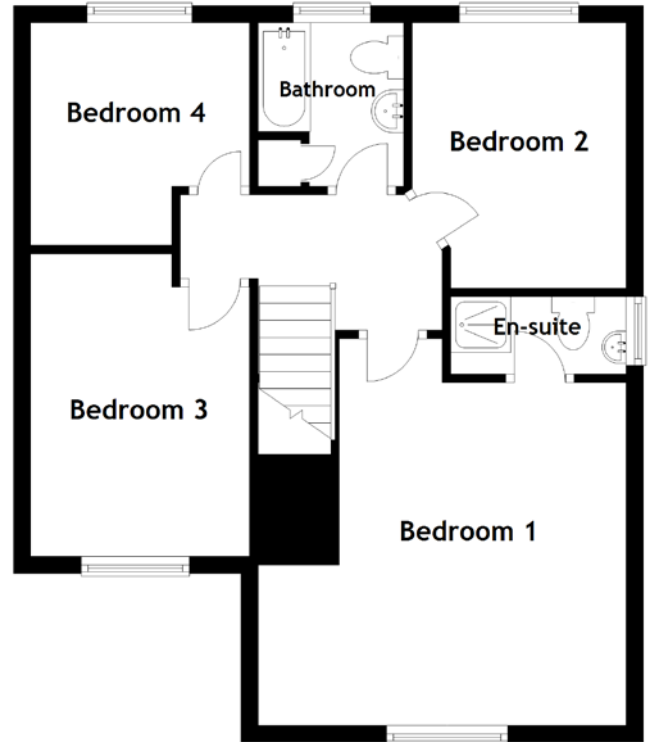
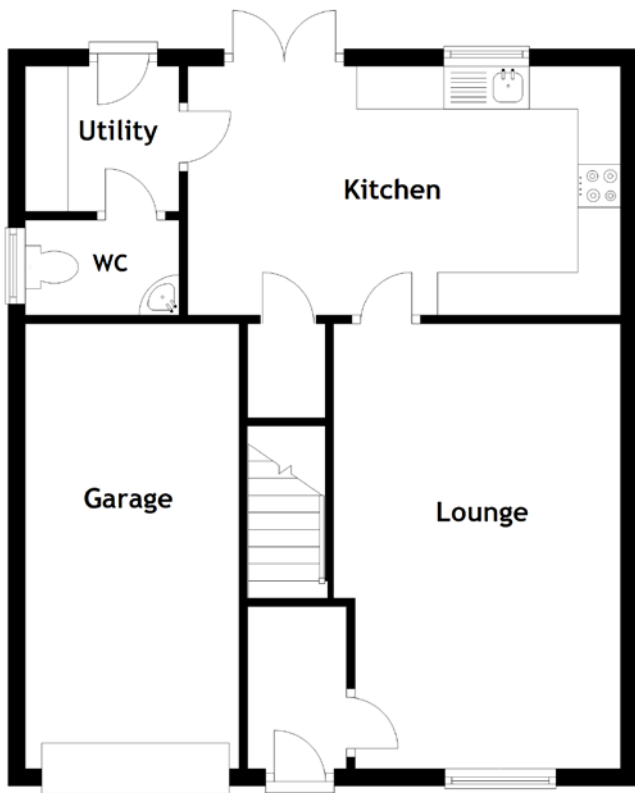
Externally, a drive affords off road parking for two cars and there is a single garage. The garden to the rear is enclosed. Nestled in a popular location, this home is comfortable and ready to move into with no onward chain.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



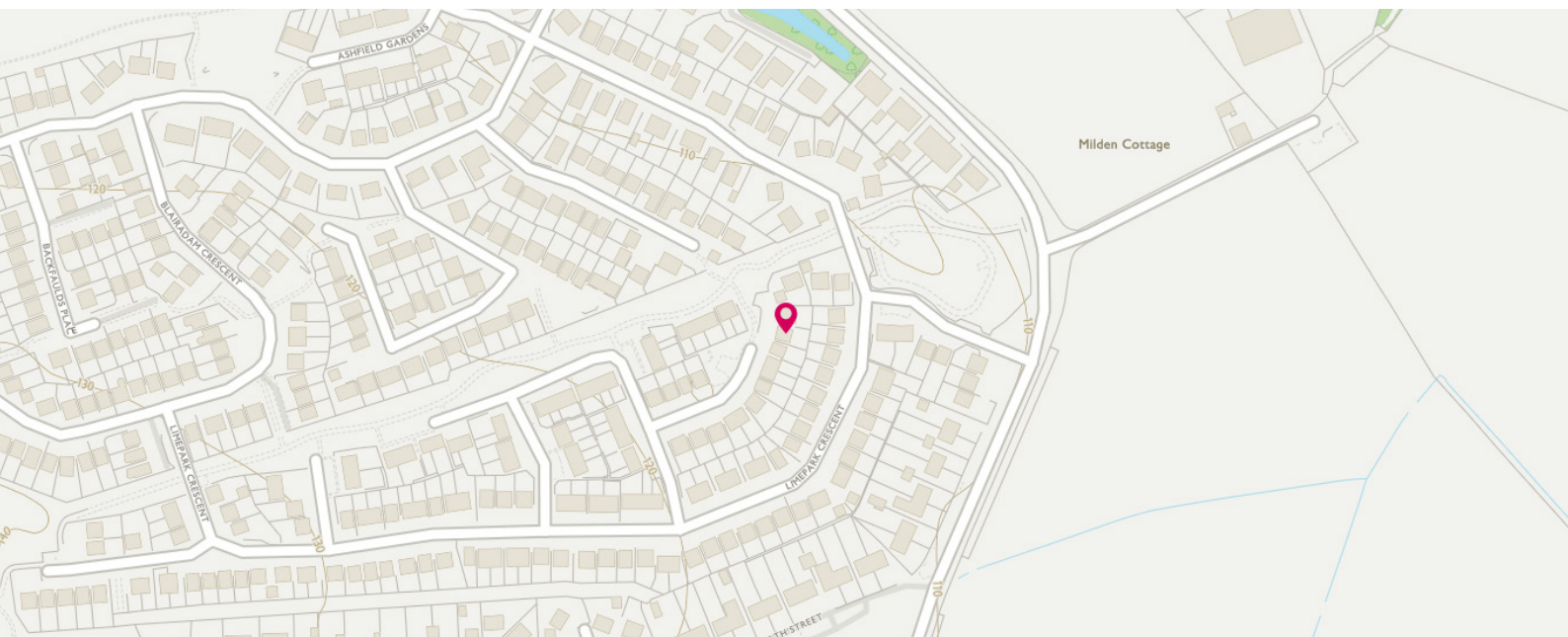
Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.35m (11')
Kitchen	5.00m (16'5") x 2.90m (9'6")
Utility	1.80m (5'11") x 1.70m (5'7")
WC	1.80m (5'11") x 1.10m (3'7")
Bedroom 1	4.30m (14'1") x 4.00m (13'2")
En-suite	2.05m (6'9") x 0.90m (3')

Bedroom 2	3.31m (10'10") x 2.50m (8'2")
Bedroom 3	3.20m (10'6") x 2.60m (8'6")
Bedroom 4	3.10m (10'2") x 2.40m (7'11")
Bathroom	2.40m (7'10") x 1.70m (5'7")
Garage	5.00m (16'5") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>

EPC Rating: C





# THE LOCATION

Kelty is a thriving community nestled between the County town of Kinross and the City of Dunfermline. Fishing, walking, and golf can all be enjoyed locally. Loch Leven offers excellent trout fishing.







For those who like to venture out, several pleasant walks can be enjoyed in the surrounding countryside and wonderful views can be enjoyed from the summits of Bishop Hill and Benarty Hill. Just 11 minutes drive to the North reaches Kinross, a vibrant county town.

The M90 gives quick access to both Perth and Edinburgh and there are train stations at Inverkeithing on the main East Coastline and Cowdenbeath and Dunfermline on the Fife Circle line, with services into both Haymarket and Edinburgh Waverley. Edinburgh Airport, situated on the western edge of Edinburgh, is only 19 miles away and has regular domestic flights as well as flights to a large number of international destinations. There is a park and ride facility at Halbeath with services to Edinburgh and the airport.



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Photographer



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