




McEwan Fraser Legal
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5 Laurel Avenue

KELTY, FIFE, KY4 0LW

5 LAUREL AVENUE

Excellent two bedroom house

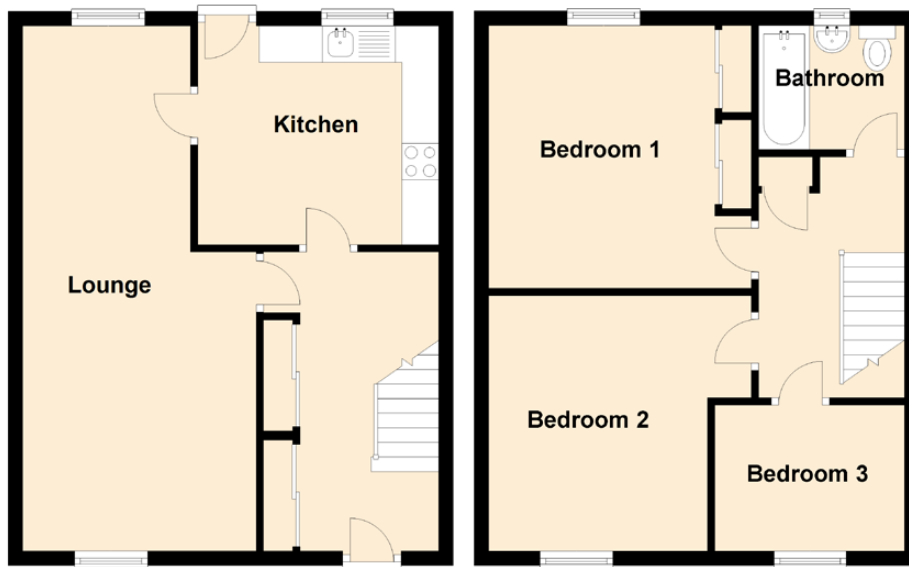
Kelty is a thriving community nestled between the County town of Kinross and the City of Dunfermline. Fishing, walking, and golf can all be enjoyed locally. Loch Leven offers excellent trout fishing. For those who like to venture out, a number of pleasant walks can be enjoyed in the surrounding countryside 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 Coast line and at 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 to the airport.

A delightful mid-terraced villa in move in condition. The property has been upgraded by the present owners both inside and out and is in excellent order. There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front facing window. The fully fitted kitchen is to the rear with a full range of floor and wall mounted units and rear door leading out to the landscaped gardens. There are two double bedrooms upon the upper level all of which are a good size. The bathroom is also located on the upper level and has a white suite comprising of bath with shower over, WC and wash hand basin complete with splashback tiling. The property features double glazing and gas central heating. The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



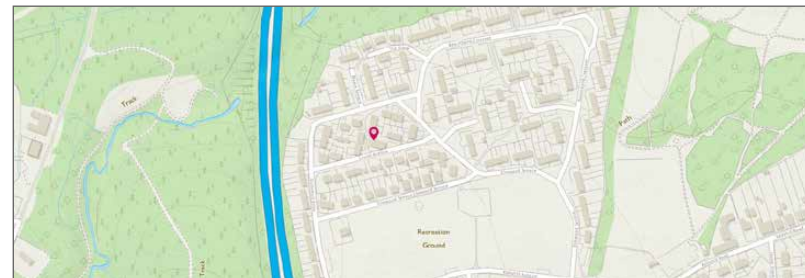
Approximate Dimensions
(Taken from the widest point)

Lounge	7.20m (23'7") x 3.20m (10'6")
Kitchen	3.30m (10'10") x 3.00m (9'10")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.50m (11'6")
Bedroom 3	2.60m (8'6") x 2.00m (6'7")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 82m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings and blinds.




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Text and description
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Photographer



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